



## Town of Arlington Select Board

### Meeting Agenda

March 24, 2025  
7:15 PM

Members of the public may access the hybrid meeting via Select Board Chambers, Zoom, or ACMI

1. Legislative Provision for Remote Participation

#### **FOR APPROVAL**

2. 250th Commemorative Public Art Installation  
Katie Luczai, Economic Development Coordinator  
Cecily Miller, Public Art Coordinator
3. Mayors' Monarch Pledge  
Elaine Crowder

#### **CONSENT AGENDA**

4. Renewals: Outdoor Dining and Sidewalk Cafe Applications  
Sidewalk Cafe  
Breadboard Bakery, 203 Broadway  
Butternut Bakehouse, 787 Mass. Ave.  
Capitol Theatre, 204 Mass. Ave.  
Del's Lemonade, 1050 Mass. Ave.  
The Fat Greek, 185 Mass. Ave.  
Greek Habits by Eva, 474 Mass. Ave.  
Otto, 202 Mass. Ave.  
Quebrada, 208 Mass. Ave.  
Starbucks, 327 Broadway  
Starbucks, 1465 Mass. Ave.  
Thai Moon, 315 Broadway  
Town Tavern, 201 Mass. Ave.  
Za, 138 Mass. Ave.

#### Parklet (in Parking Space)

Roasted Granola, 1346 Mass. Ave.  
Quilo's Taqueria, 164 Mass. Ave.  
Zomsa, 434 Mass. Ave.

#### Both (Sidewalk Cafe and in Parking Space)

Tryst, 689 Mass. Ave.

5. Request: Special (One Day) Beer & Wine License, 03/28/2025 @ Robbins Memorial Town Hall for Dame Delicious 2025  
Robin Cohen / Les Dames Descoffier Boston, Inc.
6. Request: Special (One Day) Beer & Wine License, 04/05/2025, at Highrock Church for Private Event  
Carmen Maianu

#### **APPOINTMENTS**

7. Board of Registrar of Voters

#### **TRAFFIC RULES & ORDERS / OTHER BUSINESS**

8. Discussion and Approval: Alcohol Licenses Seating Capacity Minimums
9. Discussion and Approval: Overnight Parking Pilot
10. For Approval: Notice of Activity and Use Limitation (AUL) and Grant of Easement for Arlington High School Portion of the 51 Grove Street Site, RTN 3-4241  
Thomas Fiore, Preti Flaherty; Thor Helgason, Charles Myette, Arlington Remedial Action Settlement Trust

#### **WARRANT ARTICLE HEARINGS**

11. Articles for Review:  
Article 15 Home Rule Legislation / To Amend The Senior Citizen Property Tax Exemption  
Article 16 Home Rule Legislation / Package Store Licenses

#### **FINAL VOTES & COMMENTS**

Articles for Review:

- Article 9 Bylaw Amendment / Observance of Town Employee Holidays
- Article 11 Bylaw Amendment / Arlington Historical Commission Inventory
- Article 12 Bylaw Amendment / Expanding Town Committee Membership To All Residents
- Article 18 Home Rule Legislation / Ranked Choice Voting
- Article 20 Acceptance of Legislation / Clause 22I of M.G.L. Chapter 59,§5
- Article 21 Acceptance Legislation / Chapter 399 of the Acts of 2024
- Article 46 Endorsement of Parking Benefit District Expenditures

#### **NEW BUSINESS**

Next Scheduled Meeting of Select Board April 7, 2025

When: Mar 24, 2025 07:15 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

[https://town-arlington-ma-us.zoom.us/webinar/register/WN\\_RTNg4f20QjymsazGumiKSg](https://town-arlington-ma-us.zoom.us/webinar/register/WN_RTNg4f20QjymsazGumiKSg)

After registering, you will receive a confirmation email containing information about joining the webinar.

\*Notice to the Public on meeting privacy\* In the interests of preventing abuse of videoconferencing technology (i.e. Zoom Bombing) all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will notice multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone dial-in information provided above.





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**Town of Arlington, Massachusetts**

**Legislative Provision for Remote Participation**



## Town of Arlington, Massachusetts

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### 250th Commemorative Public Art Installation

#### **Summary:**

Katie Luczai, Economic Development Coordinator  
Cecily Miller, Public Art Coordinator

#### **ATTACHMENTS:**

Type	File Name	Description
<input checked="" type="checkbox"/> Reference Material	250_Sidewalk_Public_Art_Installation_Memo_DPCD.pdf	Memo from Planning Department



## TOWN OF ARLINGTON

MASSACHUSETTS 02476

781 - 316 - 3090

### DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

#### MEMORANDUM

To: Stephen DeCoursey, Chair, Select Board  
Jim Feeney, Town Manager  
CC: Claire Ricker, DPCD Director  
Cecily Miller, Public Art Coordinator  
From: Katie Luczai – Economic Development Coordinator  
Date: March 13, 2025  
RE: 250<sup>th</sup> Commemorative Public Art Installation

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This is a request that the Select Board approve the installation of a timeline-based public art project that highlights important moments in the Town's history. The request is specifically for the installation of temporary stenciled color squares of red/white/blue 24" x 24" (or TBD) on pavement sidewalk across Arlington. There are several components to this project including the public art installation on sidewalks in all business districts, a webpage, and commemorative cards. This project will bring visibility to the Town's wealth of not just history but diverse organizations, committees, and community members that make the Town vibrant.

Working with Arlington's historians and community members, artist, Nilou Moochhala has curated 25 events from the past 250 years that highlights the evolution and change in our town. These events will have a date & single word attached to it – for example, 'equal' or 'free' for a revolutionary battle; 'learn' or 'knowledge' for the founding of Robbins Library; or 'tend' or 'grow' for the farms that used to occupy the town. These 25 instances will be stenciled into the Mass Ave sidewalk – taking into consideration where some of this history occurred. These historic events will be complemented with contemporary stories that have some resonance with the commemorated events. The full set of paired events and a map of proposed locations are attached. Nilou has been leading this project and has completed extensive community engagement to ensure that events accurately reflect the lived experiences of community members. This project is funded by the Massachusetts 250 Grant program through the Massachusetts Office of Travel and Tourism.

#### Timeline "Squares" along Mass Ave in Arlington:

*Size:* Stenciled color squares of red/white/blue 24" x 24" (or TBD) on pavement sidewalk across Arlington.

*Material:* Non-permanent red/white/blue paint

*Maintenance:* This install requires minimum maintenance. The stenciled squares of color along the Mass Ave sidewalk will have a shelf-life of potentially 3-6 months and then will fade with weathering/time.

*Artist Availability:* The artist/s will have full availability during installation and/or after any repair work be required.

Thank you for your consideration.

## 250th: Past/Present Timeline

### *Project Statement:*

For the commemoration of the 250th anniversary of the American War of Independence, and the importance of some of these historical movements having occurred around Boston and surrounding areas of (especially) Arlington, I propose to create a **timeline-based** public art project that highlights important moments in our Town's history.

### *Component 1:*

Working with Arlington's historians, we will determine 25 events from the past 250 years that will highlight the evolution and change in our town. These events will have a date & single word attached to it – for example, 'equal' or 'free' for a revolutionary battle; 'learn' or 'knowledge' for the founding of Robbins Library; or 'tend' or 'grow' for the farms that used to occupy the town. These 25 instances will be stenciled into the Mass Ave sidewalk – taking into consideration where some of this history occurred. We will also determine the locations based on the usability of the pavements and the 3 squares that exist within the town: East Arlington, Arlington Center, & Arlington Heights.

### *Component 2:*

These historic events will be complemented with contemporary stories that have some resonance with the commemorated events. Using a community engagement process developed during previous projects, we will collect 25 parallel stories from diverse community members, stakeholders, institutions across Arlington. For example, the idea of 'grow' about the historic farms can be paired with the 'Arlington-Eats' farmers market program today; a moment in revolutionary history 'equal' can be paired with a town committee that oversees rights; and so on. We will visually connect the pieces of Arlington's revolutionary and lived history (past), and complement or contrast it with the Town as it exists today (contemporary/present) through the creation of a series of distributable double-sided past/present (then/now) 'cards' that mirror these events to celebrate the rich history and contemporary tapestry of our town. These 25(x2) 'cards' of history/present stories of the timeline can be available at sites along Mass Ave such as the Robbins Library, Town Hall, cafes, etc.

## 250th: Past/Present Timeline

### *Component 3:*

There will be a url/website component of the project. The painted timeline squares on Mass Ave will each be connected to a specific date/word - and all 25 “untold” stores of “then” and “now” will be available at this website - including historical and contemporary images, written story, and a visual map to connect all of them.

### **Sites for Installations:**

*Component 1:* Massachusetts Avenue sidewalks public art project

*Component 2:* Printed deck of cards distributable at various sites, or along Mass Ave

*Component 3:* Digital component with a visual map of ALL stories, and each one individually presented & connected between the “then” and “now”.

### **Timeline “Squares” along Mass Ave in Arlington:**

*Size:* Stenciled color squares of red/white/blue 24” x 24” (or TBD) on pavement sidewalk across Arlington.

*Material:* Non-permanent red/white/blue paint

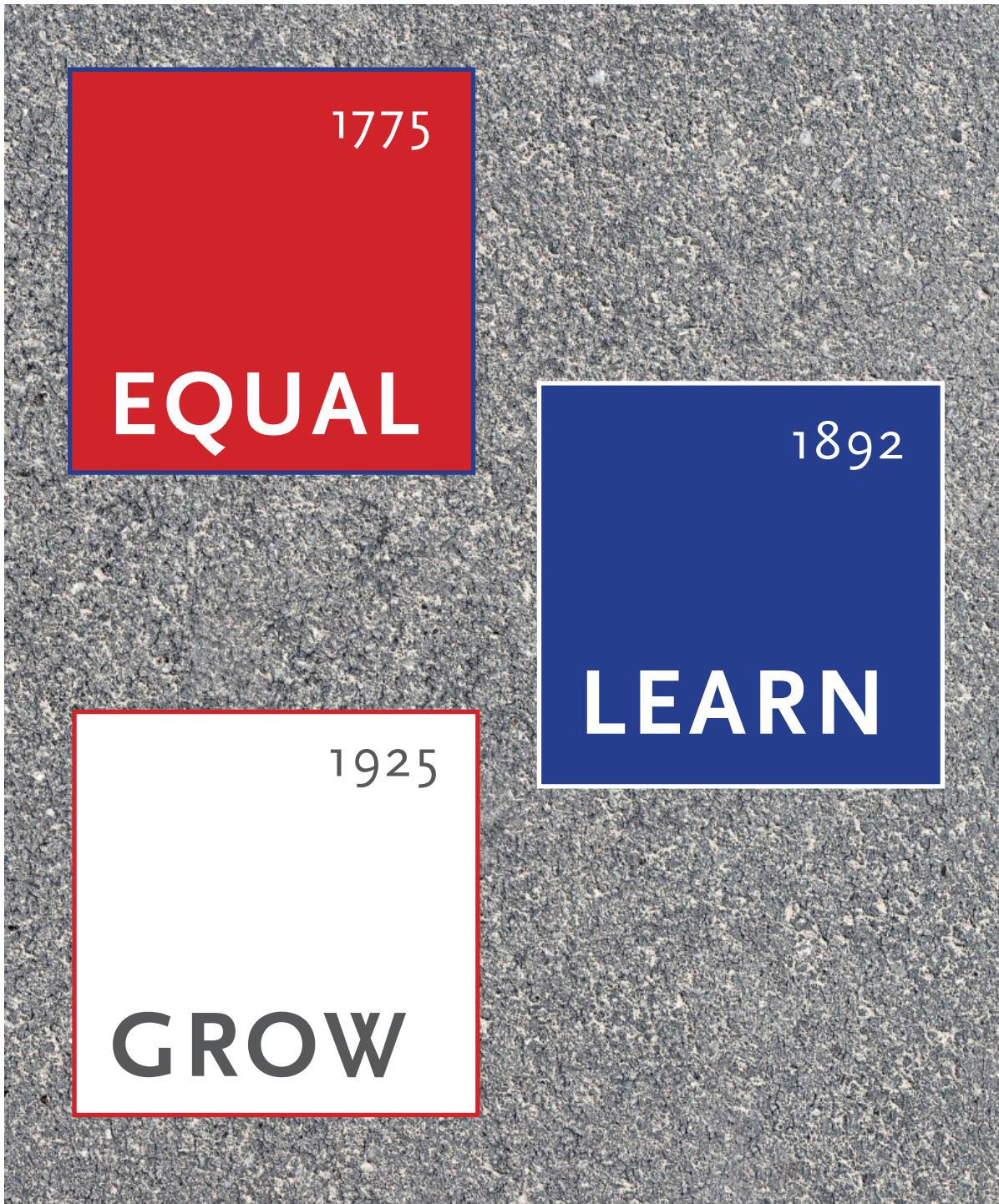
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# PROPOSAL

## 250th: Past/Present Timeline

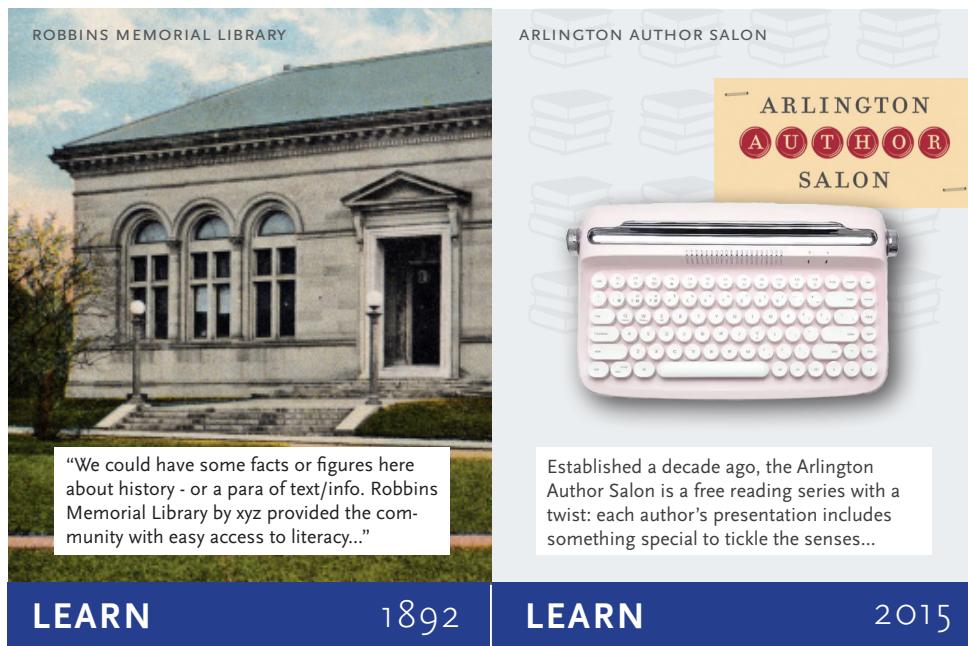
Timeline “Squares” along Mass Ave in Arlington:



# PROPOSAL

## 250th: Past/Present Timeline

### Sample Idea of Printed Cards with Then/Now Stories



# PROPOSAL

## 250th: Past/Present Timeline

### Sample Idea of Printed Cards with Then/Now Stories



# PROPOSAL

## 250th: Past/Present Timeline

Approx Budget: \$11,750

### **RESEARCH / STORYTELLING / CONTENT / DESIGN: \$8,000**

Outlining Content for 25 Historical Dates + Events \$2,500

(@ \$100/event based on existing sources + books available,  
working with Arlington Historical Society, etc)\*

Interviewing/research for 25 Contemporary stories \$2,500

(@ \$100/interview)

Design/Application/Stenciling of Mass Ave Timeline Squares \$1,500

(25 different squares with word + date)

Component 2: Design of 25 double-sided cards \$-o-

(Artists will provide this pro-bono)

Digital repository / web component \$1,500

(dedicated url website with all timeline moments and related stories)

### **MATERIALS/PRINTING/MISC: \$3,750**

Honorarium fee for local historian \$500

Mass Ave Timeline Squares materials/supply \$750

(paint cost, laser stencil creation, etc)

Print estimate for 25 cards (500 quantity each) \$2,500

(\$100 per card x 25 different designs)

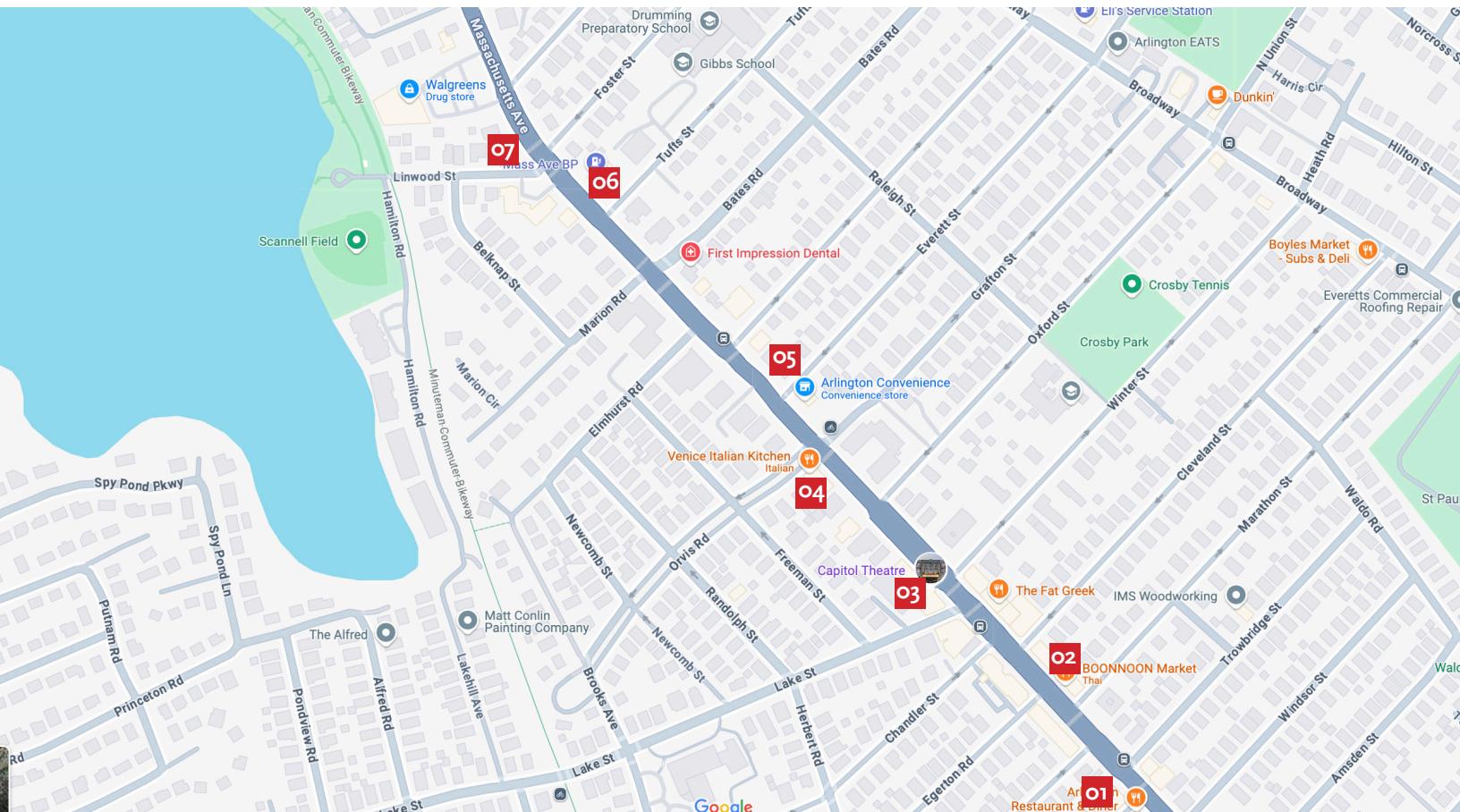
**NOTE:** \*We have chosen 25 moments on the timeline since that will give us enough flexibility to highlight events over the past 250 years, and prior. However, if the budget increases overall on this project then we can consider increasing the scope of project to include more items.

# THEN & NOW: AN ARLINGTON TIMELINE

Nilou Moothala

## Site Locations

### EAST ARLINGTON > ARLINGTON CENTER



< ARLINGTON

CAMBRIDGE >

#### (01) FLOW / 14K yrs ago

Mass Ave + Arl Diner?  
(Mystic River/MRWA)

#### (02) HEAR / 1923

Mass Ave & 13Forest Gallery  
(Music Memory Contest/Porchfest)

#### (03) GROW / 19th c.

Mass Ave + Lake Street/Capitol Theater  
(Market gardens/Orchard)

#### (04) INVENT / 1797

Mass Ave + Orvis St  
(Whittemore Card Co / Project Sunroof)

#### (05) FEED / 1894

Mass Ave + Everett St  
(Foodstores/Arl Eats)

#### (06) GATHER / 1775

Mass Ave & Tufts Street  
(marker at gas stn)  
(Black Horse Tavern / Arlington Brewing)

#### (07) POWER / 1858

Mass Ave + Linwood Circle connect  
(Ice Co / A/B Crew)

**oo** Number of site as related to attached list

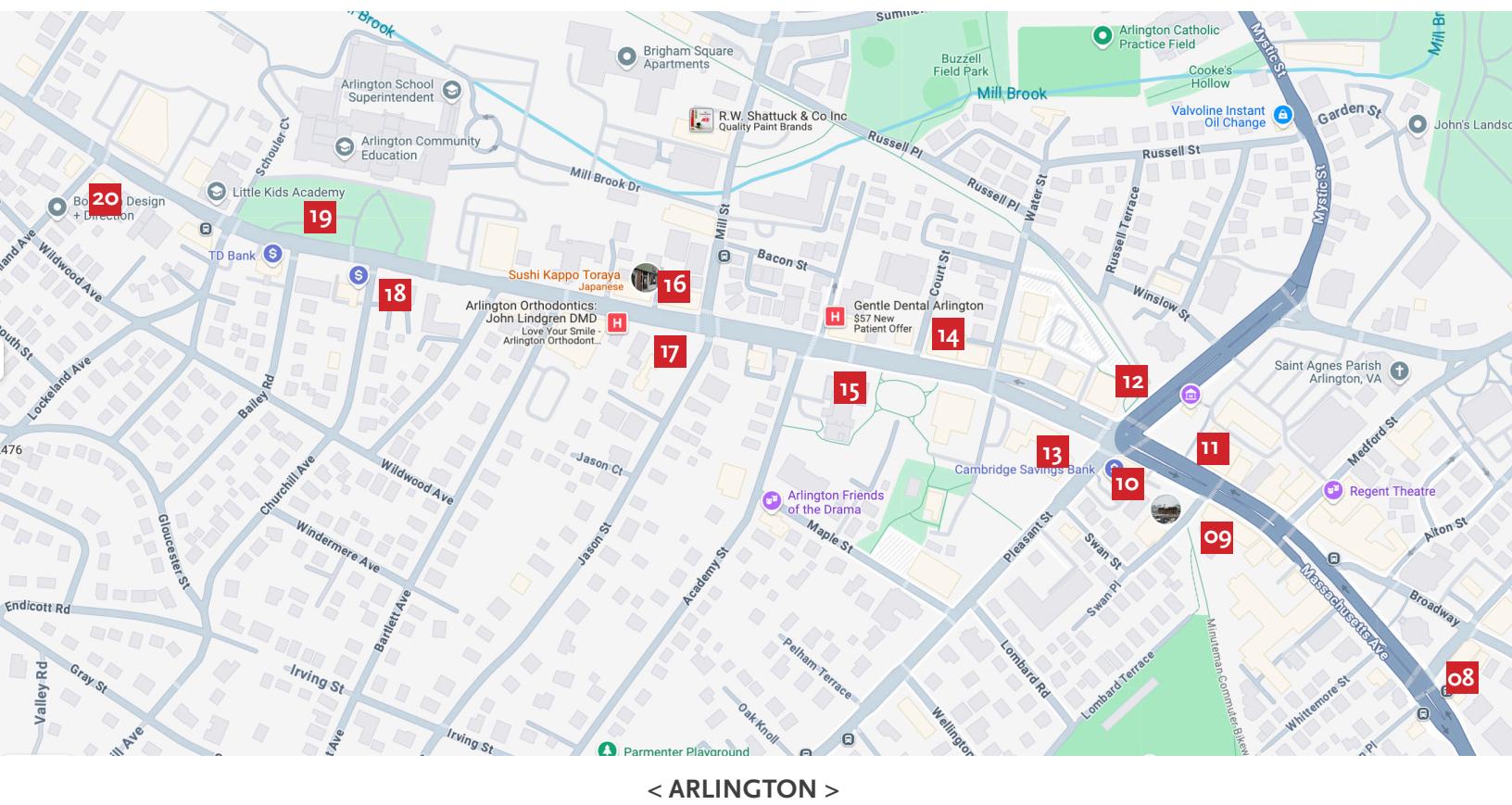
NOTE: All locations of stencils occur on cement sidewalk squares - and not brick at all.

# THEN & NOW: AN ARLINGTON TIMELINE

Nilou Moochhala

## Site Locations

### ARLINGTON CENTER > ARLINGTON HEIGHTS



### < ARLINGTON >

#### (08) CREATE / 1913

Mass Ave + Helenas mural  
(Vittoria/Cecily)

#### (09) RIDE / 1859

Mass Ave & Swan Place  
(Transport then / Minuteman Bikeway)

#### (10) BUILD / 1874

Mass Ave & Pleasant Street (front of CSB?)  
(First Biz Block / Arl Chamber)

#### (11) SERVE / 1775

Mass Ave + Whittemore marker  
(Samuel Whittemore / Mike Alogna-Vietnam)

#### (12) HOME / 1885

Mass Ave & Pleasant Street (front of Winslow Street/AHA offices)  
Farm Housing / Arl Housing Authority

#### (13) EQUAL / 1775

Mass Ave + Pleasant Street (near UU) - David Lamson Way (Tatte) is brick  
(Lamson / Pearl)

#### (14) READ / 1835

Mass Ave + Court Street (library side paved)  
(Juvenile library / Robbins)

#### (15) RIGHTS / 1639

Mass Ave & Town Hall – on red concrete?  
(Massachusetts / AHRC)

#### (16) ENRICH / 1896

Mass Ave + front of Mystic Open Studios  
(Women's Club/Mystic Open Studios)

#### (17) PRESERVE / c. 1745

Mass Ave & Jason Street (front of JRH)  
(JRH/AHS)

#### (18) VOTE / 1896

Mass Ave + Churchill Ave  
(Georgiana/LWVA)

#### (19) LEARN / c.1700

Mass Ave & front of high school  
(1st schoolhouse / Arl High Sch)

#### (20) CARE / 1912

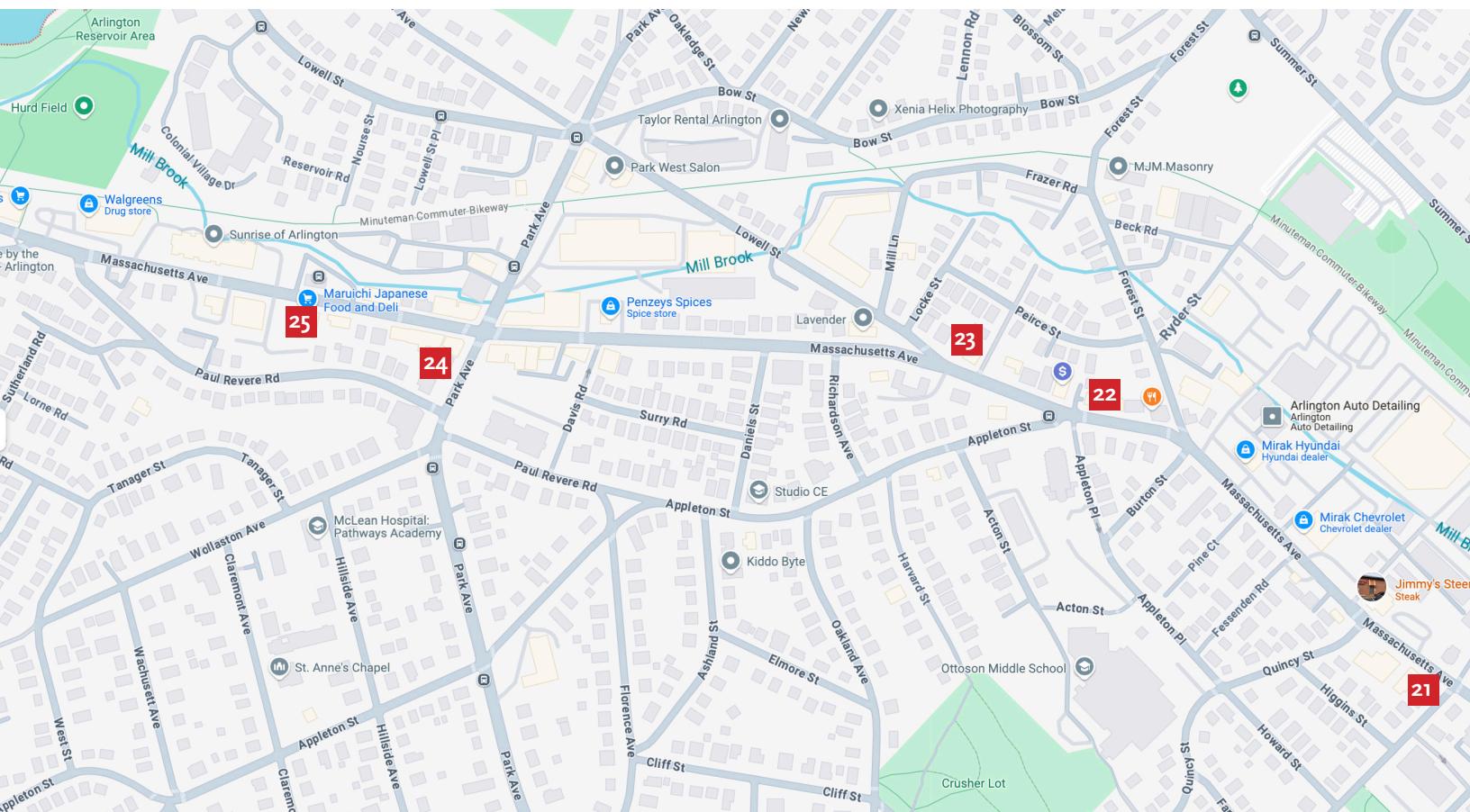
Mass Ave + Highland  
(Symmes/H&HS)

# THEN & NOW: AN ARLINGTON TIMELINE

Nilou Moochhala

## Site Locations

### ARLINGTON HEIGHTS



< LEXINGTON

ARLINGTON >

#### (21) HEAL / 1898

Mass Ave + Robbins Road  
(Spa/Parks)

#### (22) ENGAGE / 1775

Mass Ave + Appleton Street / Appleton Place  
(Muster Roll / Town Mtg)

#### (23) ENERGY / 1637

Mass Ave & Lowell St (near OSM connect)  
(Grist mill / Old Schwamb)

#### (24) INFORM / 1871

Mass Ave + Park Ave (near ACMI)  
(Advocate / ACMI)

#### (25) MEET / 1773

Mass Ave & front of Maruichi  
(Thomas Russell Store / Food-Cafes-Eateries today)

# FLOW

14K YEARS AGO

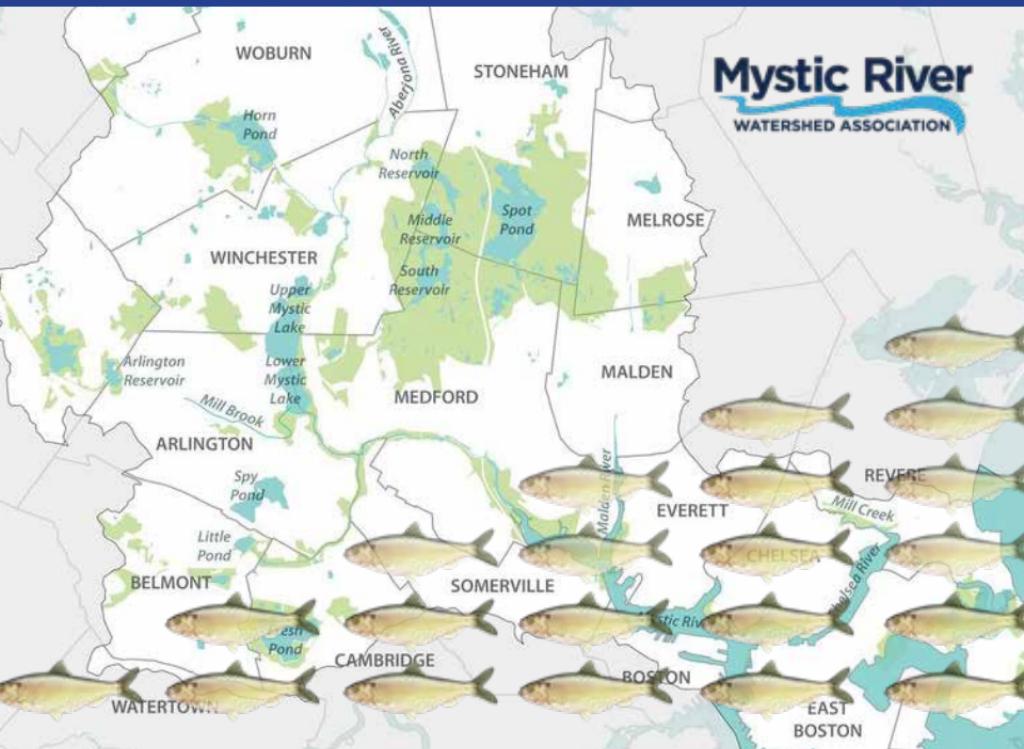


Formed during the Pleistocene period when the last ice sheet that covered the Northeast melted, the name “Mystic” comes from the term “Missi-Tuk,” which means “great tidal river.” The Mystic connects to Boston Harbor and each spring it fills with herring swimming upstream to spawn; the Massachusetts, Nipmuc, and Pawtucket people harvested fish seasonally. As surrounding areas became more populated with European settlement, humans began to change the river - damming it in three locations, filling wetlands in multiple areas, and polluting its waters through industrial discharge. Over four centuries, this damaged the health, flow, and cleanliness of the river ecology.

## MYSTIC RIVER

# FLOW

# 1972



The Mystic River Watershed Association (MyRWA) is deeply connected to the 21 communities it serves in the watershed, which includes Arlington. It is focused on protecting our water, restoring important habitat, building climate resilience, transforming parks and paths, and inspiring youth and community members to participate in clean-ups and herring monitoring as well as enjoy the river's beauty. Each spring, more than 1/2 million river herring migrate from the ocean up to the Mystic Lakes and beyond. The success of MRWA's restoration and protection efforts is seen in the shift in the herring count from 198,000 (2012) to 640,000 (2024).

## MYSTIC RIVER WATERSHED ASSOCIATION

# GROW

19<sup>TH</sup>C.



Market gardening, the raising of fresh produce for consumption in the local region, operated in numerous farms across Arlington. Fruits and vegetables were grown in glass hothouses and/or ground soil: this local produce was typically the first to market each season. Among others, the East Arlington greenhouses of Warren W. Rawson's line of seeds included several varieties that proudly bore the Arlington name—and were sold at Faneuil Hall in Boston. The Crosby Farm on Mystic Street was the last major market garden operation in Arlington, which was shuttered in 1957 to make way for suburban housing.

## MARKET GARDENS

# GROW

# 2017



Home Harvest was founded by Ben Barkan, who was born and raised in Arlington... with just a bicycle and shovel in 2008! His mission is to "transform outdoor spaces into vibrant, regenerative ecosystems that are both beautiful and productive." Tucked quietly behind the MWRA pumping station on state-owned land, the Arlington Community Orchard was created by Ben in 2017, with numerous donated fruit trees, berries, flowers, herbs, and other plants—tended by volunteers—and available for any resident to enjoy.

## ARLINGTON COMMUNITY ORCHARD

# FEED

# 1894

# grocery



# provisions

In 18<sup>th</sup> century, most people grew their own food. In the 19<sup>th</sup> century, they purchased it at thriving local stores. James O. Holt stands in front of his Pleasant Street Market. He had risen from store clerk to become the owner of two contiguous groceries (located where the drive-up entrance to the Cambridge Savings Bank exists today). Mr. Holt owned the James O. Holt Store from 1894-1948, and the Pleasant Street Market from 1899-1935. Another emporium, the John A. Pattee store, was located NW corner Mass. Ave and Medford Street, and provided food/provisions to the community. Others (like the Boston Branch Grocery) were in the Heights.

## ARLINGTON GROCERIES

# FEED

# 2014



Arlington EATS ["neighbors serving neighbors"] is dedicated to eliminating food insecurity by providing nutritious and culturally appropriate food in a respectful and compassionate manner. Arlington EATS Market—a food pantry open to all—operates every Wednesday and offers staple pantry items as well as fresh produce, dairy and meat to any Arlington resident in need. They also work in the Arlington Public Schools to ensure that hunger is not a barrier to learning. In 2023, Arlington EATS took over management of the Arlington Farmers' Market.

ARLINGTON EATS

[artsarlington.org/timeline](http://artsarlington.org/timeline)



# GATHER

1775



*“...at about 3 a.m. on April 19, everyone in the village knew the time for meetings was over; the time for action had begun.”*

Commemorated by a marker at the intersection of Massachusetts Avenue and Tufts Street, the Black Horse Tavern was the location where The Committee of Safety, a colonial organization that resisted British rule, met on the night of April 18th. It is reported that on the evening the British troops marched to Concord, several members of the Committee who slept in the tavern awoke to British soldiers knocking on the door wanting to search the building. They escaped and eluded their pursuers by hiding in a cornfield behind the tavern.

BLACK HORSE TAVERN

# GATHER

# 2023



Founded in 2023, Arlington Brewing Company's mission is to spread joy in our community by serving memorable experiences focused on craft beer—and authentic human connections—with hops grown right here in Arlington. The quick growth of our this local brewery highlights our town's support of independent businesses and start-ups, along with enjoying the tradition—more than 250 years old—of meeting over a beer! The company has created the *Menotomator* specifically for the commemoration of the 250th: it is a rich, bold, dark lager brewed to celebrate the 'brave souls' who answered the call of liberty on the first day of the American Revolution!

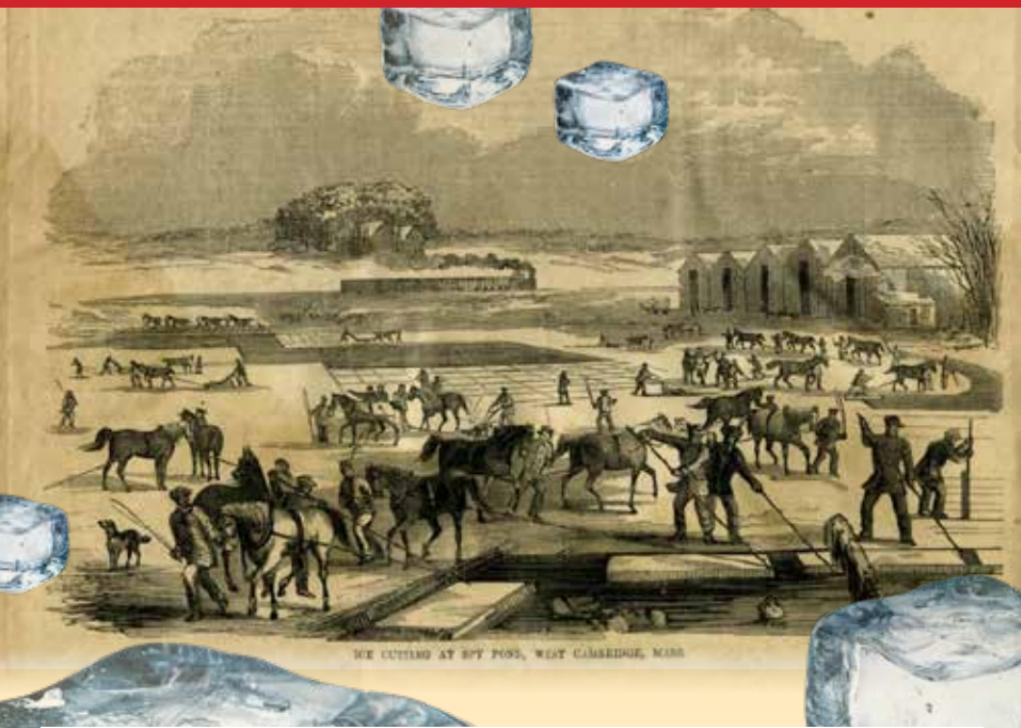
ARLINGTON BREWING COMPANY

[artsarlington.org/timeline](http://artsarlington.org/timeline)



# POWER

1858



This 1858 illustration depicts the Addison Gage Company's ice cutters at work on Spy Pond. A branch of the Fitchburg main line that was known as the "ice railroad" carried the harvested ice, packed in sawdust to the docks at Charlestown for shipment around the world. Gage initially worked for other firms, but eventually went into business with his son Charles. Together they shipped ice near and far - to the vendors at Boston's Faneuil Market, as well as to ports in a multitude of destinations in the southern hemisphere and beyond. Arlington's Spy Pond was reputed to yield of up to 60,000 tons in a good season, and the icehouses stored a year's supply in advance!

ADDISON GAGE ICE COMPANY

# POWER

2005

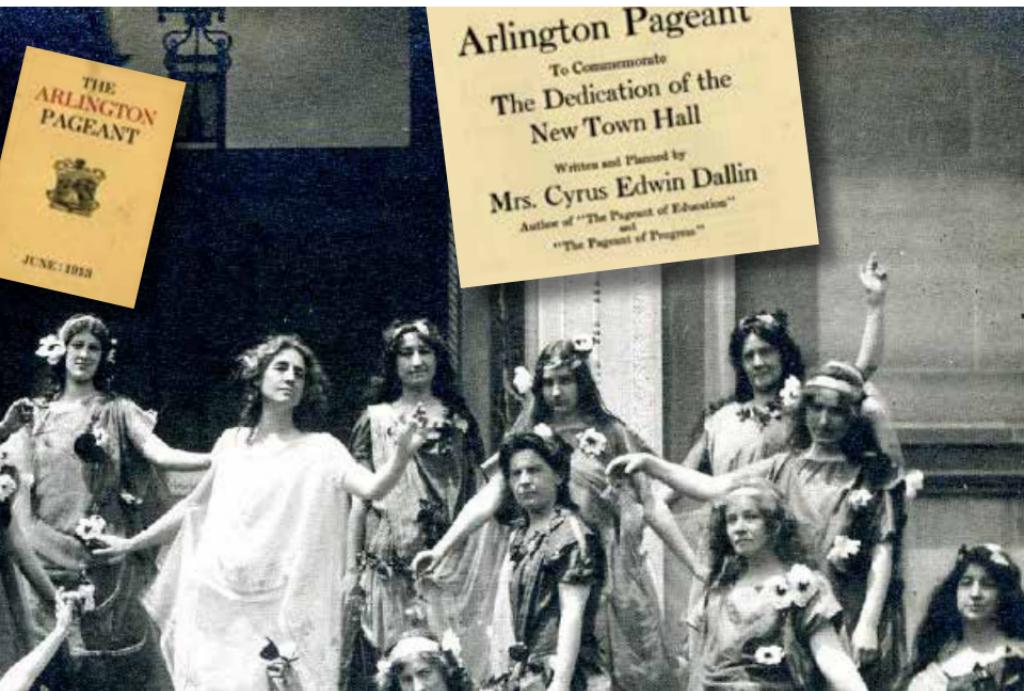


Rowing is an extremely demanding sport. "I feel incredibly honored to be coaching a team full of loving and tenacious girls. I see this team going wherever they want to go! One of my favorite parts of coaching is helping them learn to feel STRONG in their bodies. The goal is to be physically and mentally healthy, solid, and gritty. Take up your space!" Crew requires more than strength. Rowers have to expertly agile to get the near-perfect stroke. Just like the workers who once sawed through ice bricks a century or more ago, the young women in this Varsity team can harness the power of the water and themselves to win!

ARLINGTON/BELMONT CREW GIRLS VARSITY TEAM

# CREATE

# 1913



The Robbins Memorial Town Hall in Arlington was dedicated in June 1913. The Arlington Pageant was created by Vittoria Dallin to commemorate this moment. Attended by thousands, this large-scale celebration began with a procession of 600 Arlingtonians—representing 45 clubs—to Mystic Lakes. Next, costumed community members enacted stories from town history through the centuries. Vittoria (wife of famed sculptor Cyrus Dallin) was an influential cultural force within her own right. She and Cyrus lived in the Arlington Heights neighborhood with friends and neighbors whose artistic and literary accomplishments won that neighborhood a bohemian reputation. Vittoria published books and poems, raised three sons, and vigorously participated in civic life.

VITTORIA C. DALLIN

# CREATE

2015

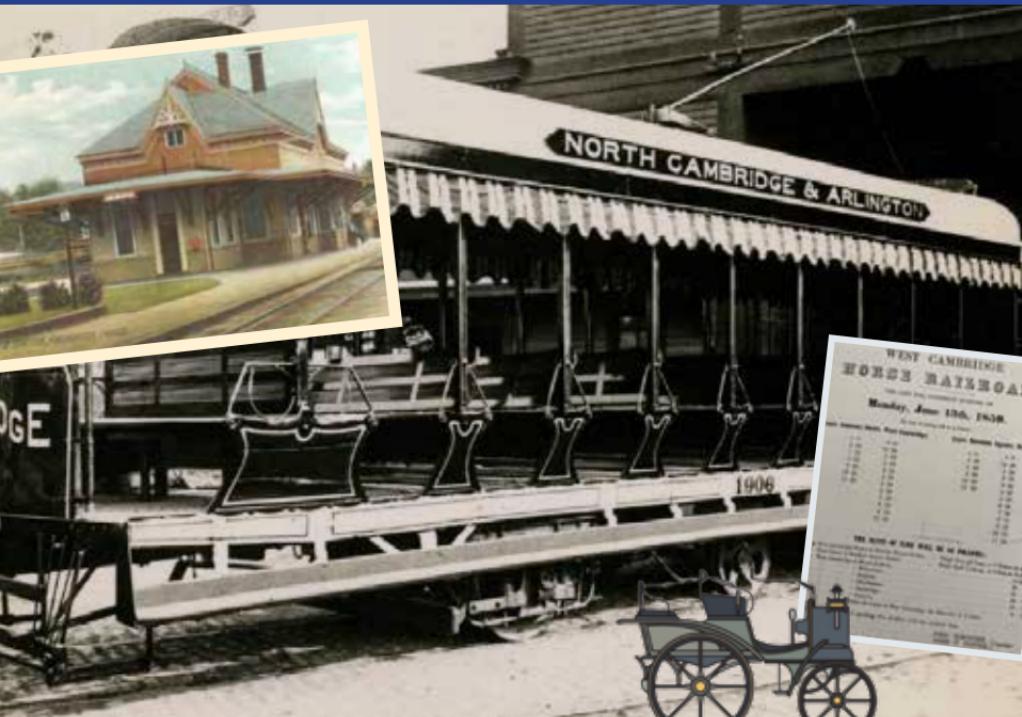


Cecily Miller started her engagement as Public Art Curator in Arlington with *Storefront Stories*, which enlisted artists in creating portraits of Capitol Square's local business owners in large-scale wheatpaste murals. Some favorite initiatives include: a vibrant knitted installation on the Bikeway, transformed bus shelters, community-sourced haiku installations, the Fox Festival, a participatory sculpture project calling out single-use plastic, an intergenerational mosaic at Drake Village, and Climate Futures – which gave 12 high school interns a way to fight the climate crisis. “All of these projects involved collaboration with wonderful partners and were led by amazing artists,” she explains. “Over the past decade, it’s been privilege to draw on the power of art to connect people, build community, engage participation, re-imagine possibilities, and encourage self-expression.” Cecily is inspired by the issues that matter to Arlington, especially the environment and social justice. “I want to celebrate the best of Arlington and make it visible through these projects.” Aside from six murals, most have been temporary—allowing for nimbleness and artistic freedom.

CECILY MILLER

# RIDE

# 1859

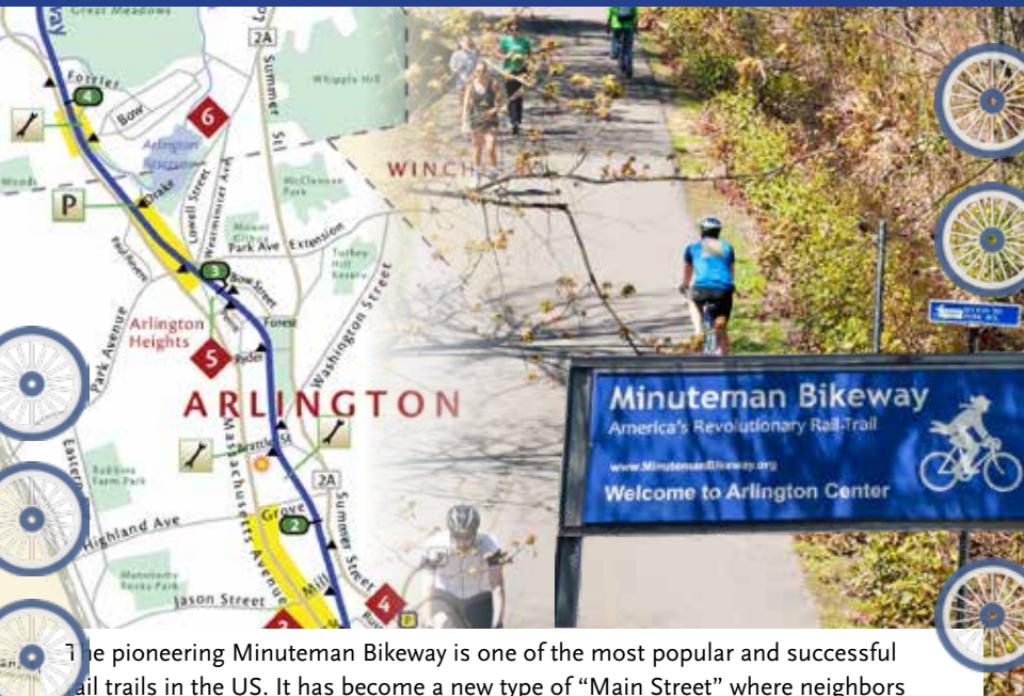


For more than 200 years, there has been an evolution in the way locals traveled to/ from Arlington to Cambridge/Boston and beyond. In the mid 1830s, stagecoaches would pass through town bringing mail and passengers, initially 3 times per week and then daily. In 1846, the first steam railroad train launched into service where the Minuteman Bikeway now traverses the town. The train was complemented by the West Cambridge Horse Railroad Company in 1859. Initially horse drawn, it was electrified in 1889. It ran all the way to Bowdoin Street in Boston from 6a.m. to 11p.m., starting out on rails along Mass Avenue. Around the turn of the century there were 19 daily roundtrips through Arlington. The last trolley ride was in 1955.

## WEST CAMBRIDGE HORSE RAILROAD CO.

# RIDE

# 1992



The pioneering Minuteman Bikeway is one of the most popular and successful rail trails in the US. It has become a new type of "Main Street" where neighbors and strangers alike come together while riding, walking, or skating on the path. In the 1970s Arlington, Lexington and Bedford began working together to explore the unique opportunity to transform the abandoned tracks of the Bedford Branch corridor into a commuting bikeway. The first step was a feasibility study, but it took years of dogged work to turn their innovative vision into reality. "One word to describe the bikeway? Connection!" says Alan McClenen, Jr, the Town Manager at the time. "And it has provided a healthy lifestyle to many users....We had no way of knowing the future level of use but one day after it opened [in 1992] we knew we had a winner. I think that the Minuteman has put Arlington on the map. It has made a great difference in the character of the town."

## THE MINUTEMAN COMMUTER BIKEWAY

# BUILD

# 1874

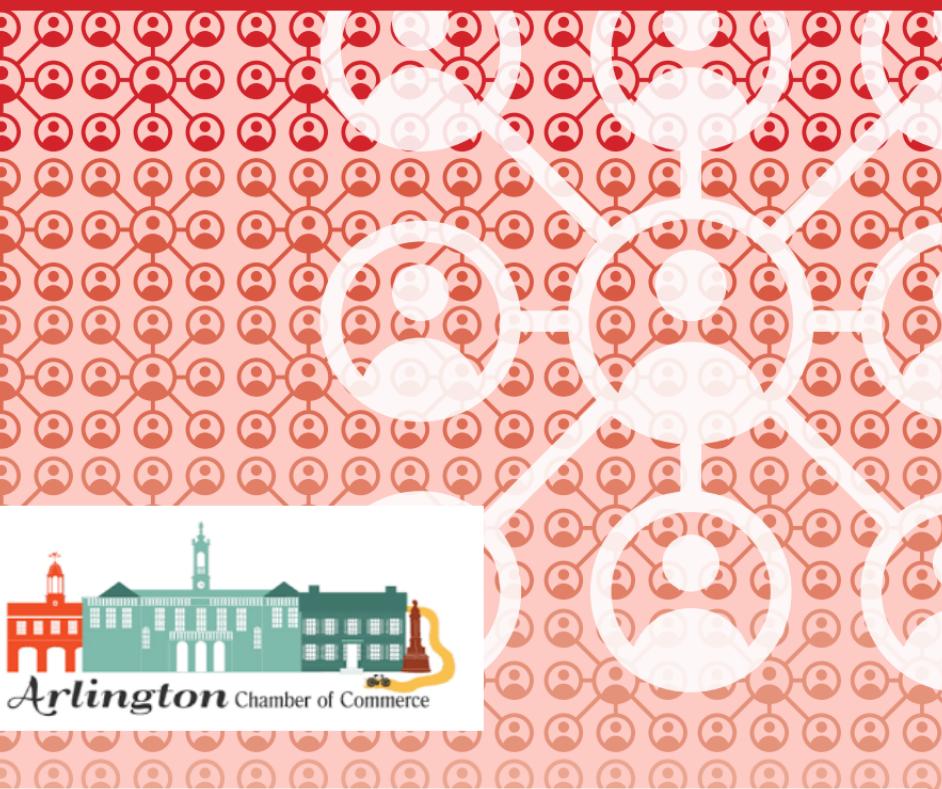


This 1874 building was the first brick commercial block in Arlington. In some ways, it symbolizes the town's emergence from rural community to Victorian suburb. It housed the Arlington Five Cents Savings Bank at the ground level. This image shows it draped [or "festooned"] in patriotic bunting for the 1907 centennial celebration of the Town's incorporation as West Cambridge, when it gained independence from Cambridge. It was renamed Arlington in 1867 in honor of Civil War heroes buried in Arlington VA. The historic building was demolished in 1955 to make way for the present structure, home to Cambridge Savings Bank.

## FIRST BRICK BUSINESS BLOCK

# BUILD

# 1916



The Arlington Chamber of Commerce is a non-profit organization with a volunteer board of directors and 250+ dues paying members. The diverse membership includes a variety of businesses, entrepreneurs, nonprofits, community organizations, and gig economy professionals. It aims to create a collaborative environment among businesses, community and government within the Town of Arlington. The Chamber is dedicated to fostering a strong economic climate and advancing the desirability of Arlington as a place to shop, work, live and visit.

## ARLINGTON CHAMBER OF COMMERCE

[artsarlington.org/timeline](http://artsarlington.org/timeline)

# SERVE

1775



On April 19, 1775, Samuel Whittemore, an 80-year old farmer and decorated veteran of the French & Indian War, armed himself with a musket, 2 pistols, and a sword when he heard that the British troops were approaching Menotomy on their retreat from Concord. Despite his daughter's plea that he retreat to a safe place, he fought bravely. He shot and killed a number of royal soldiers. Their comrades retaliated. In spite of being bayoneted 13 times, shot in the face, and beaten with muskets, he survived and lived another 18 years till the ripe age of 98! (*This visualization created by historical realist painter Don Troiani*)

## SAMUEL WHITTEMORE

# SERVE

# 1961



"Right out of college, I volunteered for and served two consecutive combat tours in Swift Boats in VietNam...these were small boats that go up river into hard-to access places along the Mekong Delta." Mike A. was trained on the West Coast before being shipped overseas and becoming a Skipper and Team Leader. Returning home, he eventually settled in Arlington and worked in the Cambridge/Boston area. He continues his service today as the commander of the VFW POST 1775 in Arlington, where he finds community with others who fought for their country.

MIKE A.

AKA "NAHA", Skipper, Swift PCF 51 (Patrol Craft Fast), Bravo Swift Boat Team Leader, ComCosDiv14; BoatRonOne, Saigon, Swift Boat Combat Readiness Team, Team Leader

# HOME

1885



This utilitarian wood frame rowhouse was built c. 1885 by Warren Rawson, a leading market farmer in Arlington, to house his workers. Rawson was known for his innovative agricultural techniques, such as using steam-heated greenhouses and electric arc lighting. The row house, located in the eastern part of the city, is one of the few surviving multi-unit buildings of its kind. The structure consists of seven virtually identical units, each with simply decorated doors and windows and a dormer with a gable. Rawson employed up to 65 farm workers, and his land extended from Warren Street to the Mystic River.

## WARREN RAWSON HOUSE

# HOME

# 1948



Arlington  
HOUSING AUTHORITY  
MASSACHUSETTS

The Arlington Housing Authority operates several housing assistance programs which provide direct rental apartments in government-owned developments or subsidized rentals in privately-owned buildings. Their programs provide stable shelter for low- and very low-income people, including those with disabilities. The mission is to provide clean, safe and affordable housing to people in need through collaborative partnerships with community agencies—while managing AHA finances in a fiscally responsible manner. The portfolio includes senior units at Drake Village and Winslow Towers; family units at Menotomy Manor; and Housing Choice Vouchers that help participants live throughout the town.

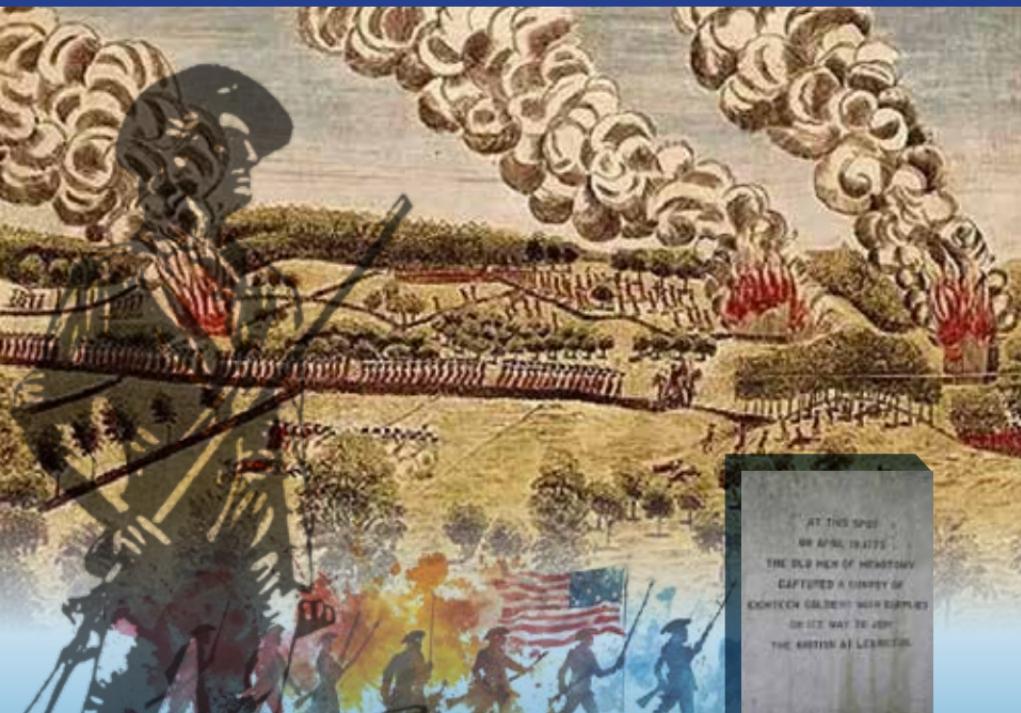
ARLINGTON HOUSING AUTHORITY (AHA)

[artsarlington.org/timeline](http://artsarlington.org/timeline)



# EQUAL

1775



David Lamson was an early Arlington hero of color during the Revolutionary War. On April 19, 1775, British military supply wagons fell behind the troops rapidly marching through Menotomy. The "Old Men of Menotomy—many of them veterans now exempt from militia service—saw an opportunity to support the rebel cause. According to nineteenth-century chronicler Samuel Abbot Smith, they "met at once in Cooper's tavern...to form some plan of capturing" the wagons. They chose Lamson, known for his skills and courage, to lead them. Their successful ambush was one of the first victories by the colonists on that day, and Lamson went on to serve in other battles.

## DAVID LAMSON

# EQUAL

# 1989



The “Arlington Dr. Martin Luther King Jr. Day Observance Committee” was founded in 1989 during a potluck among friends and neighbors. The group is dedicated to upholding the values and legacy of the civil rights leader through its annual MLK celebration as well as support for civic engagement across the Commonwealth. Pearl Morrison, teacher and community advocate, was one of the Arlington residents who was instrumental to this committee. Still an active leader in her 80s, she states: "...it was my destiny to take care of things". Prior to this committee, she was also involved in the African American Society of Arlington & the Arlington Civil Rights Committee.

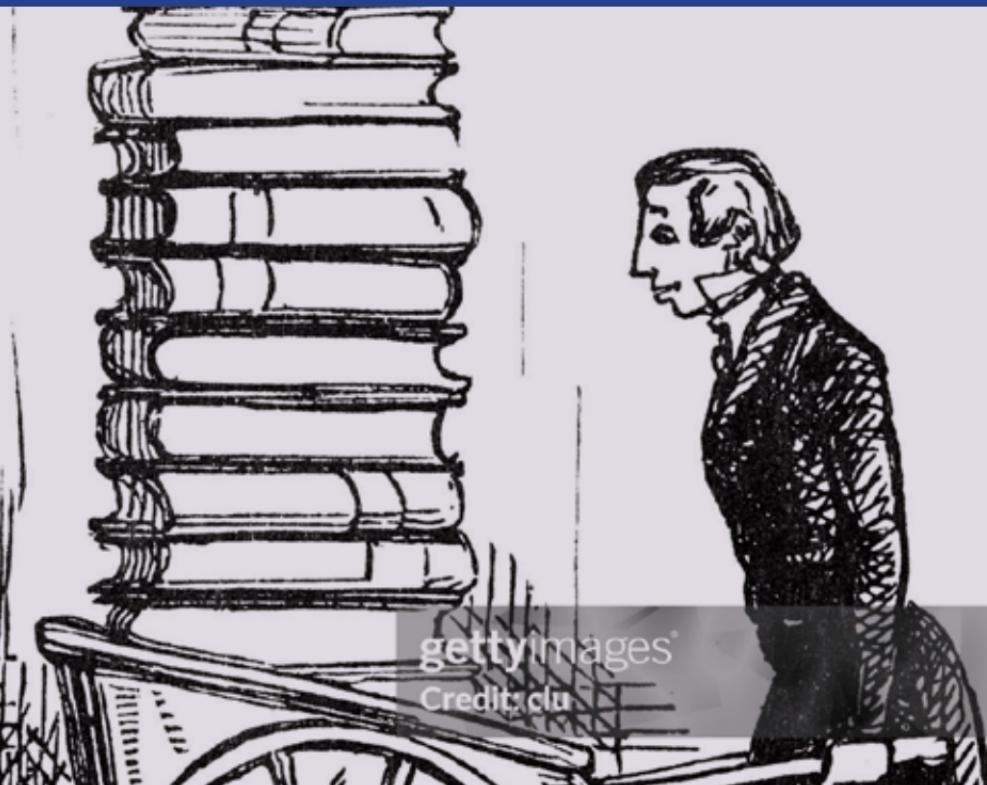
PEARL MORRISON

[artsarlington.org/timeline](http://artsarlington.org/timeline)



# READ

# 1835



gettyimages®

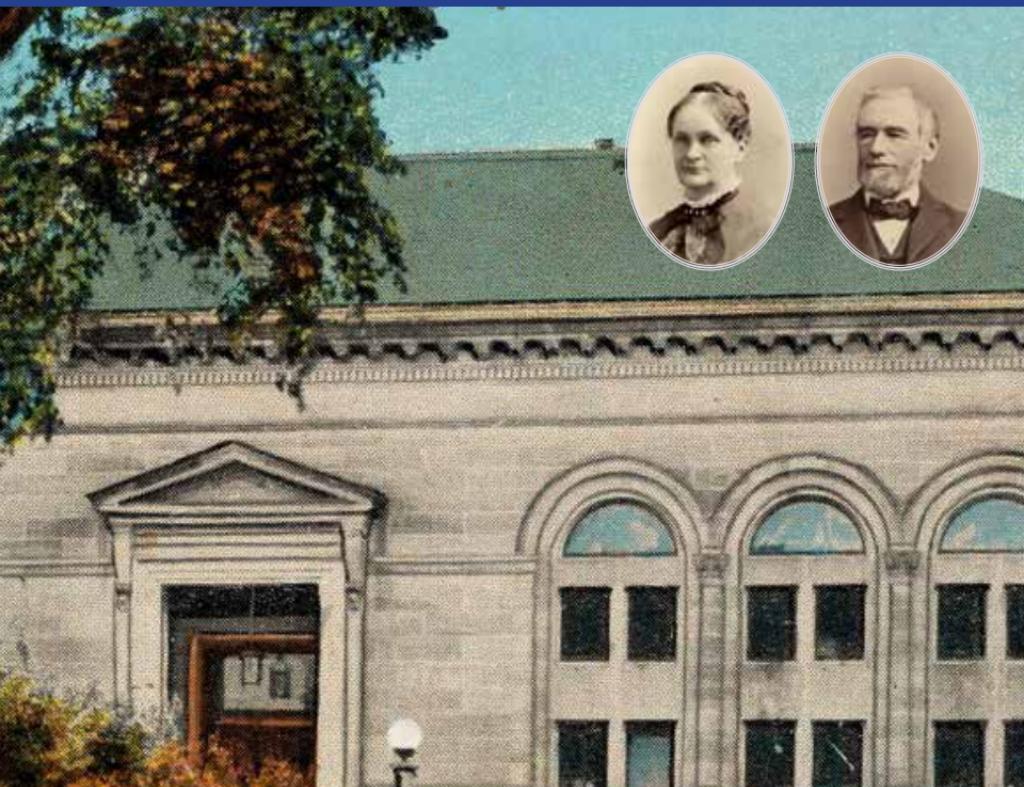
Credit: clu

Robbins Library has its roots in the old West Cambridge Juvenile Library, founded through a bequest of \$100 from Dr. Ebenezer Learned, of Hopkinton, N.H. According to legend, a collection of books was transported in a wheelbarrow by the newly hired librarian, Mr. Jonathan Dexter...and the first continuously operating children's library in the United States was born! An indoor library space followed, but during the next twenty years its popularity and rapid growth forced the library to move to six different locations in Arlington Center.

## WEST CAMBRIDGE JUVENILE LIBRARY

# READ

# 1892



In 1892, a gift of \$150,000 from Maria C. Robbins (in honor of her husband, Eli) enabled construction of an elegant new public library. Today, the Robbins Memorial Library is a treasured multi-faceted space that offers residents of all ages a place to read, research, and attend events ranging from toddler sing-a-longs to teen pride prom to family game nights to digital book and movie downloads. The Library is a trusted resource that empowers community members of all ages to learn, thrive, and create a vibrant Arlington.

## ROBBINS MEMORIAL LIBRARY

# INVENT

1797



Amos Whittemore held an important patent on a machine to mass-produce the cards used for straightening the fibers of cotton and wool before they could be spun into yarn. His invention spurred widespread development of carding mills, one of the first steps in the region's industrial revolution of textile production. This new technology made both the Whittemore family and West Cambridge (as Arlington was called then) prosperous. By 1801, the factory provided jobs for "forty persons, male and female," to work 23 machines. When the company relocated to New York, a huge boost to the economy was lost, causing a local depression.

WHITTEMORE CARD COMPANY



## Google Project Sunroof

"Project Sunroof maps the planet's solar energy potential, one rooftop at a time." Initiated by Arlington's Carl E. as a 20% Google project, it uses a unique set of [Google] Maps/Earth data to assess how much sunlight every roof receives, analyzing the orientation, shade from trees and nearby buildings, and local weather patterns. Essentially it creates a solar score for every rooftop, calculating the cost/benefits of potential solar electricity. It can provide policy makers, communities and individuals with information to help make smarter decisions in the transition to cleaner power sources. It has mapped half a billion buildings so far, with another billion expected, across the globe!

### PROJECT SUNROOF / SOLARAPI

# RIGHTS

1639

**TODAY, WE ACKNOWLEDGE THAT THE TOWN OF ARLINGTON IS LOCATED ON THE ANCESTRAL LANDS OF THE MASSACHUSET TRIBE, THE TRIBE OF INDIGENOUS PEOPLES FROM WHOM THE COLONY, PROVINCE, AND COMMONWEALTH HAVE TAKEN THEIR NAMES.**

**WE PAY OUR RESPECTS TO THE ANCESTRAL BLOODLINE OF THE MASSACHUSETT TRIBE AND THEIR DESCENDANTS WHO STILL INHABIT HISTORIC MASSACHUSETT TERRITORIES TODAY.**



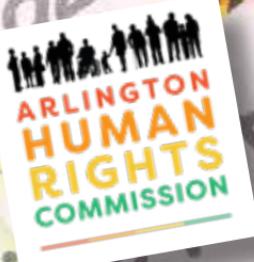
Sq\*\*\*Sachem (translated into Lady Chief) of the Massachusett Tribe, owned a large portion of land, which encompassed much of present-day Arlington. Her territory extended from Charlestown to Concord and up to Marblehead, and she ruled over the Massachusett Federation of Tribes. She rose to prominence as the most important Massachusett leader of her era. In 1639, she signed an agreement selling most of that land "unto the inhabitants of the Towne of Charlestown" but reserving land near Mystic Lakes for farming and fishing during her lifetime. She marked the treaty with the symbol of a bow and arrow.

(We recognize that the use of the word "squaw" is outdated and offensive to indigenous people in North America)

**'LADY CHEIF', MASSACHUSETT TRIBE**

# RIGHTS

1993



Three central themes of the AHRC's mission are: to work collaboratively with other Arlington community groups to celebrate the ever-changing makeup of our Town; to emphasize through educational outreach the dangers of intolerance; and to encourage and bring about mutual understanding and respect among all people within the Town. AHRC focuses on eliminating prejudice, intolerance, bigotry, unlawful discrimination, threats, coercion, and intimidation on the basis of race, ethnicity, color, religious views, national origin, sex, gender identity or expression, citizenship, age, ancestry, family/marital status, sexual orientation, disability, source of income, and military status.

ARLINGTON HUMAN RIGHTS COMMISSION (AHRC)

# HEAR

# 1923

## MUSIC MEMORY CONTEST



JUNE 1923  
ARLINGTON PUBLIC SCHOOLS

### PRIZE POEM

The Scherazade Suite

Eduard Strauss  
Eduard Strauss

O VIE! there was a woman;  
For me reason of all,  
Decided to marry a wife each day,  
And then to kill them all.  
Scherezade married four,  
And to expose his wiles,  
Made a wonderful story each day,  
And a belly of cloth.

The Immensity of the Sea  
ever thought of the size of the sea  
to know it could get?  
down to measure its depth,  
and a touching  
If you will climb a million of a million and twenty,  
you could never get the measurement  
of the great and mighty sea.

The highlight of Arlington Public School's music program in 1923 was the "Music Memory Contest" hosted on June 1923. This program booklet contained poems, prose, compositions, and illustrations composed by public school students in Grades 4 through Grades 9. Their work was inspired by 30 pieces of classical music that the students had been studying – in historical context – throughout the school year. They ranged from Scherezade to Finlandia to Beethoven!

### APS MUSIC MEMORY CONTEST

# HEAR

# 2016



"Every Porchfest has its own kind of magic" according to Bruce Hoppe, the founder of the Arlington version of this national event. For the last decade, Arlington Center for the Arts (ACA) has sponsored Arlington Porchfest, which connects music to the community in a day-long celebration. It's a grassroots effort; bands volunteer to play on Arlington residents' front porches across town. Over a thousand people walk, bike or drive around to enjoy the free outdoor music and dancing, with over 300 performances!

## ARLINGTON PORCHFEST

[artsarlington.org/timeline](http://artsarlington.org/timeline)



# ENRICH

1896



"The time had come when Arlington women should take their rightful place in this municipal idea." The Arlington Women's Club was organized on May 30, 1896, and had a membership of 249 women in its first year, and focused on civic affairs, art, music, theater, and more. They met monthly (as a whole) to hear lectures by such luminaries as Julia Ward Howe, Dr. G. Syanley Hall, and Booker T. Washington; sold bond stamps to support the WWI; originated the Arlington Philharmonic Orchestra & Chorus; formed the Girls Scouts Council, and many other such contributions to the community. From 1900-1940, the Arlington Women's Club remained a potent cultural force in Arlington. It eventually disbanded in 2000.

## ARLINGTON WOMEN'S CLUB

# ENRICH

# 2023



The 3 founders of Mystic Open Studios (MOS) came together in 2023 just by chance, but with a vision to create an inclusive multi-use flexible studio space in Arlington. Their welcoming and cooperative space offers everything from painting, drawing, clay, and printmaking, to yoga, dance, and drumming. Activities reflect community interests, and fiber arts—weaving, sewing, and natural dyeing—have emerged as popular workshops, along with alternative photography. The studio offers a gathering place for community members to connect, share their skills, access arts materials, and get creative support. Core member artists can use the space at their convenience; others can drop-in for the numerous workshops and events that MOS hosts weekly.

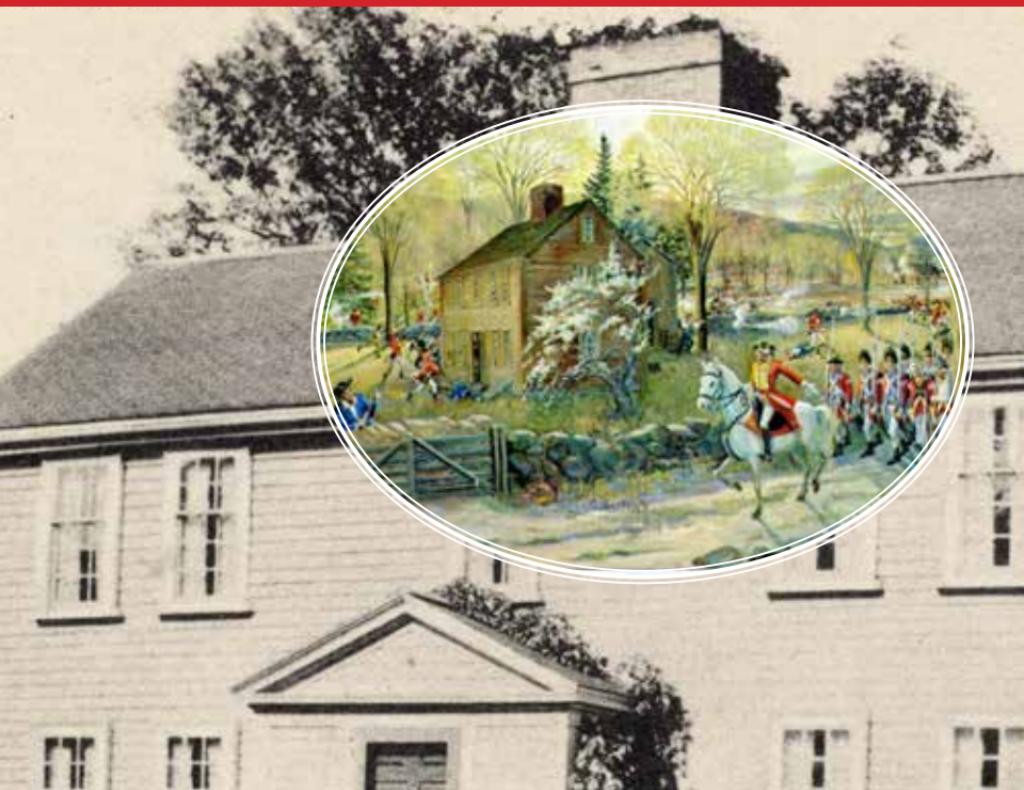
MYSTIC OPEN STUDIOS

[artsarlington.org/timeline](http://artsarlington.org/timeline)



# PRESERVE

c.1745



The Jason Russell House was the site of one of the bloodiest battles on April 19, 1775. The 'Battle of Menotomy' was a running battle from the Foot of the Rocks (in the Heights) to Jason Russell's house (more towards the Center). Jason Russell joined other rebels behind a stone wall near his house. When flanking Redcoats came unexpectedly from behind, these fighters moved inside seeking safety. Sadly, Jason Russell was shot down and bayoneted on his own doorstep. Eleven patriots and two British were killed here, on the first day of the American Revolution.

## JASON RUSSELL HOUSE

# PRESERVE

# 1897



The AHS has been involved in preserving the community's history since 1897. In 1923, the Society acquired the Jason Russell House. The 250th milestone has given the Society a unique opportunity for growth. Heading into the future, they are excited to share more of Arlington's history through news articles, podcast episodes, and interviews, honoring those who lost their lives and highlighting the historical importance of the site. They aim to reach a broader audience and better preserve our Town's history.

ARLINGTON HISTORICAL SOCIETY

[artsarlington.org/timeline](http://artsarlington.org/timeline)



# LEARN

c.1700

We whose names are hereunto subscribed, being desirous to have  
a school built in a place near the meetinghouse, in the  
place that hath been set out, by a Committee appointed for that  
purpose. Do hereby agree and promise to give the sum or sum's  
therein for a time or times as the said school may stand, whereon  
and to build a schoolhouse in the place mentioned above,  
as may be with convenience.

Sum to be paid by the last of December next

continuing  
from year  
and unto  
year

Seth Reed 30  
George Miller 40  
Thomas Hulen 40  
Abraham Wetherington 100  
John Smith 100



James 100  
James Perry & wife 100  
Lambert 100

In 1688, Menotomy's 24 taxpayers petitioned for the right to build a school; an unusual request, because they did not as yet have a meetinghouse. The school, (located at what is now the cemetery on Pleasant Street), was completed in 1693 and stood there for more than 100 years; later it was moved elsewhere. (The above rendering is done in 1907 by George S. Frost.)

## FIRST SCHOOLHOUSE

# LEARN

RENOVATION  
DONE DATE 2025



When the high school was founded in 1867, Arlington could not have predicted the rise in enrollment we face today—over 1,500 students! To match this, the AHS rebuild project has allowed us to build a spacious, sustainable, well-designed high school that will provide state-of-the-art technology, open spaces, and flexible learning environments for the next generation of young learners. “It’s not about what choices you make, it’s about making choices” says Principal Matthew Janger.

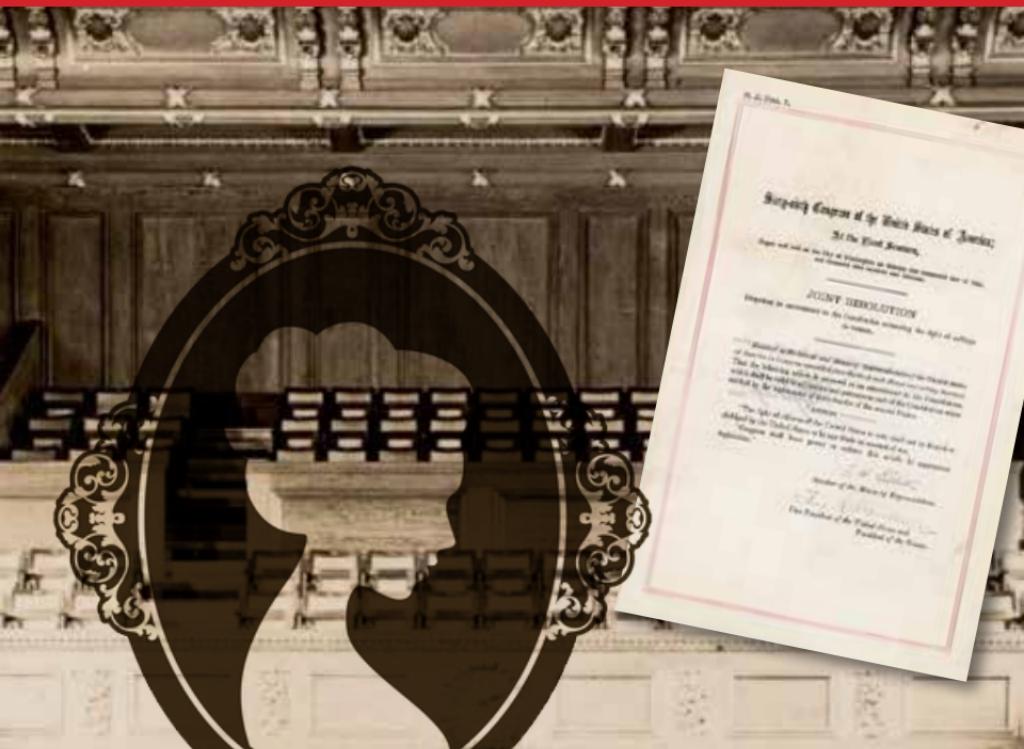
## FIRST SCHOOLHOUSE

[artsarlington.org/timeline](http://artsarlington.org/timeline)



# VOTE

# 1896



Prior to the Nineteenth Amendment (1920), women in Massachusetts had an abridged right to vote in elections for local school committees (known as "school suffrage"), starting in 1879. The first woman to hold elected office in Arlington was Georgiana Peatfield, who won a seat on the Arlington School Committee in 1896. The Annual Town Meeting of 1921 was historic not just because women could attend and vote, but also because Arlington's legislative body changed from open town meeting to representative town meeting. When Annual Town Meeting opened on March 1921, 39 of the 46 women who ran were sworn-in as elected members.

## GEORGIANA PEATFIELD

# VOTE

# 1949



The League of Women Voters (national, founded in 1920) is a non-partisan organization of people of all genders that study and support issues, not political parties or candidates. The League encourages the informed and active participation of citizens in government and influences public policy through education and advocacy. The LWVA (in Arlington) respects and values the richness of our community. The collective sum of our individual differences and life experiences represents not only our culture, but our reputation and the organization's mission and achievements as well in an ever-evolving Arlington.

LEAGUE OF WOMEN VOTERS OF ARLINGTON

[artsarlington.org/timeline](http://artsarlington.org/timeline)



# CARE

# 1912



Symmes Hospital accepted its first patient in 1912. Created from a bequest made by Charles Symmes in 1901 to “establish and forever maintain a hospital in Arlington.” Built on a special location high on a hill, Symmes featured porches open to the air and sweeping views, with rocking chairs and daybeds for convalescing patients. Symmes hospital was an important part of Arlington in the 20th century. Many residents in Arlington and neighboring towns depended on the hospital for convenient, affordable medical care as well as employment. At its peak, it was the largest employer in Arlington with over 550 employees. “For many long-term employees, Symmes Hospital was a second home with a sense of family,” remembers James Fitzgerald, who was born in the hospital along with his brother and sister. They all worked there as a high school students, and learned so much “because of its very nature as a place of pain and suffering” as well as healing. (*Quotes from the Arlington Advocate, 2014.*)

## SYMMES HOSPITAL

# CARE

# 2025

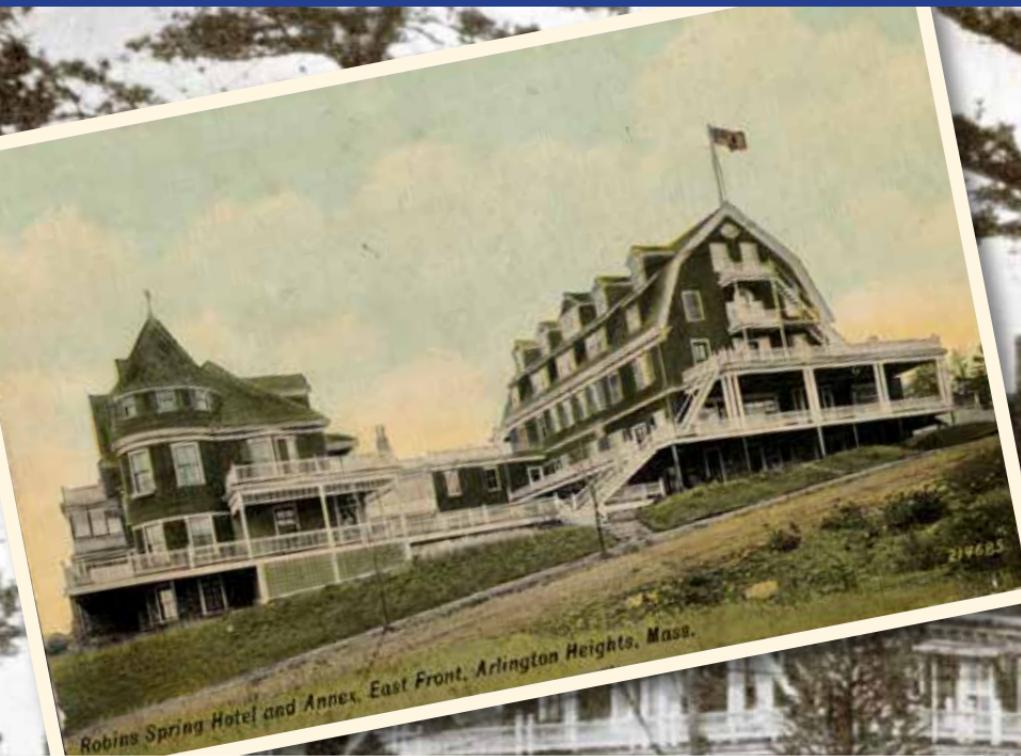


The mission of the town's Department of Health and Human Services is to protect the health of the public and assist residents with accessing basic human needs. The department was on the frontline in Arlington during the COVID epidemic, following the latest science to advise the town, local businesses, and residents about steps for prevention, protection and treatment. The Department includes some functions that relate to public health more broadly, such as food safety regulation. It also has departments that focus on specific constituencies or issues. Veterans Services, the Council on Aging, Prevention Services (concerned with substance use disorders and mental health), the Arlington Youth Counseling Center and the Diversity, Equity and Inclusion Division are examples. Health and Human &Services also works with multiple boards and commissions—including the Human Rights and Rainbow Commissions—across the Town to ensure the health, safety, and wellness of each resident, and the community as a whole.

TOWN OF ARLINGTON / HEALTH & HUMAN SERVICES

# HEAL

1898



*Robins Spring Hotel and Annex, East Front, Arlington Heights, Mass.*

The hilltop views of Arlington Heights, along with salubrious air and ready railroad access, were well suited to summer resort hotels. At least three operated south of Massachusetts Avenue during the last quarter of the 19th century. The Robbins Spring Hotel, at 90 Robbins Road, was described as “a mountain hotel seven miles from Boston;” it boasted forty-five guest rooms, a golf course, tennis courts, croquet lawns, pool tables, and bowling alleys. The Outlook, at the corner of Eastern Ave and Park Circle, was “Noted for Ozone;” Bostonians would flock there in the summer months to get away from the dense city heat.

RESORTS / SPA HOTELS



Our town is filled with a variety of green spaces that range from ponds to open playground parks to wooded retreats. Whether it is walking the woods at Menotomy Rocks, viewing July 4th fireworks from Robbins Farm, watching a kids' soccer game at McLennan, ice skating on Spy Pond, or swimming at the Arlington Reservoir Beach in the summer, we are fortunate to have these open spaces to bring our families and friends to and gather as a community. Most parks have a group of loyal and generous supporters who augment town resources, organizing clean-ups, plantings, infrastructure improvements, and even cultural events. They raise money and donate volunteer time to keep Arlington parks healthy, well maintained and beautiful.

## PARKS / OPEN SPACES



# ENGAGE

1921



Arlington's town government is a representative Town Meeting made up of 252 representatives, elected from their home precincts (12 members from each of the 21 precincts in Arlington). Town Meeting generally gathers once a year in late April for several weeks to approve local laws and zoning, pass budgets, and authorize town spending and borrowing. Although in existence before, the Annual Town Meeting of 1921 was historic—not just because women could attend and vote—but also because Arlington's legislative body changed from “open town meeting” (anyone) to “representative town meeting” (elected) as it exists today.

## TOWN MEETING (REPRESENTATIVE)

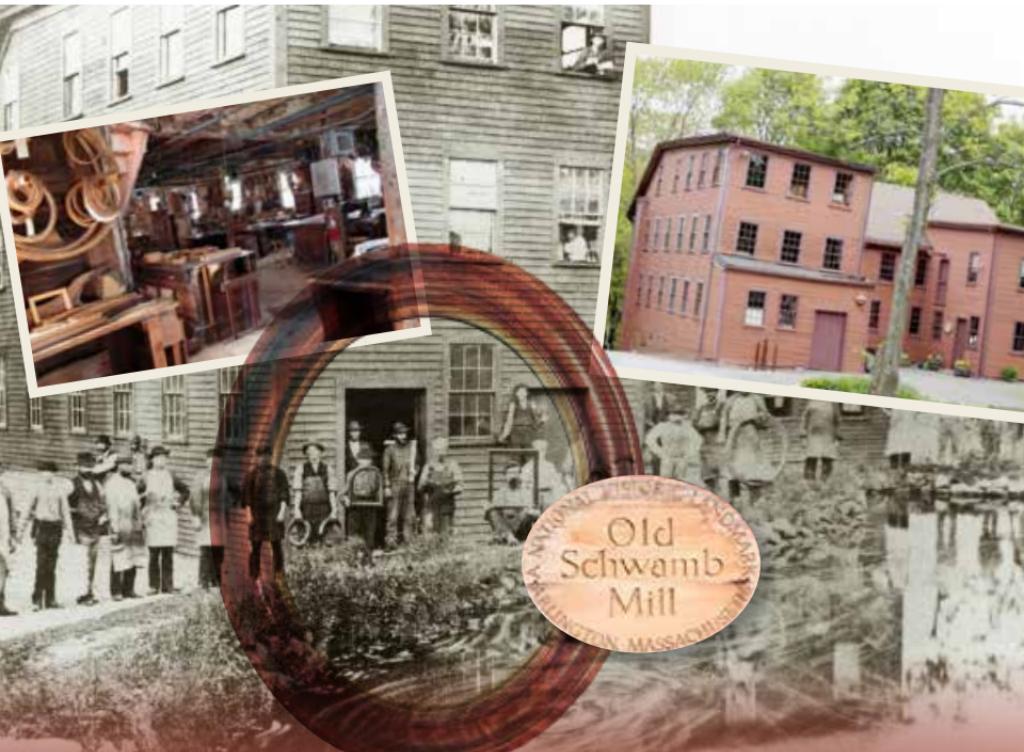


Captain George Cooke lived in what is now Arlington from 1635–1645. He took advantage of the swift running water in Mill Brook by building the first grist mill in this area. After procuring a land grant, he built a dam and erected the mill on the lowest level of the waterway close to its outlet to the Mystic River. Powered by water, it was the only grist mill in the area, and farmers from Cambridge, Watertown, Medford, and beyond would bring their grain to be ground into flour.

#### CAPTAIN COOKE'S GRIST MILL

# ENERGY

1864



Founded by German immigrant brothers Charles and Frederick Schwamb, the Old Schwamb Mill complex harnessed water and steam power more than 100 years ago to manufacture oval frames during America's "Gilded Age." After 105 years operating as a family-owned business, a remarkable transition from working factory to a living history museum was made: the Mill's unique 19th-century elliptical lathes, its original belt-driven shaft-and-pulley machinery, and the original hand-turning process are used to this day to create frames for customers around the world. It is known as the oldest continuously operating mill in the country!

## MUSTER LIST ROLL OF MEN

# INFORM

1871

# Arlington Advocate.

PUBLISHED EVERY SATURDAY MORNING, BY JOHN L. JONES.

SINGLE COPIES, THREE CENTS.

Vol. 1.

ARLINGTON,

## Poetry.

### HIDDEN SINS.

very sin that comes before the light,  
leaves an outward blight on the soul;  
but when it comes before the moon,  
is born, blind and silent like the mole;  
like the mole, too, with its busy nest,  
it dig and dig a never ending sea;—  
and one now goes through the soul, and most  
of all it speaks when it is silent to grave;

it can be seen like a shadowy face,  
as man's can how it is forever,  
only His—the Serpent's—promised grace  
gives a sin like the bather who  
when he plied it to his heart it flew,  
left him in his bosom a hidden pang and shone that heart to  
death.

Spoke once a granite stone made.

sailed only, just to its place.

the man who was a man shade

of evil acts behind a smiling face;

O foolish! thus our sin to hide,

where our pleading hearts the goal to dip;

and who must eat the sprigs that pride

while like a serpent lying tip-

in a dark half shadow.

—while the heart is freshy done,

but grey our eyes and thicks.—we owned—

had surges—half the crown is won;

we heaved let it rock and rot,

pile a mountain on its grave, and turn

up the ground where it lay;

till the morn will never come to burn.

### Selected.

### A Haunted House.

Once there was a haunted house in

a day when I was not

and not plane

no again

he be

a bra

all cow

Frank,

such as

I was in you

to like

shambles

him ex

I did

to

ance,

the night,

be ever

as been

estate,

I

please—

some no

not feel w

the

sometimes

emotional

state,

as if

the

going to be unlucky, for since we

are here there has been a success

miserie. Some of our produce is lost

want of hands to work at the right

customed to the dim. Most people laugh at the idea, but it is a fact that the house stood empty for five years. You remember how, on your last visit, when we lived in Boston, you were talking to Mr. Jones, that he would make you an offer of the house, you would risk all the troubles the ghosts might give you, and you expressed a wish to sleep in it one night. Well, now, here is an opportunity for you to have it. We have had many nights if you will only come. Mamma says—"It seems as if a sight of Alice would do good." You know you were always her favorite. I hasten to tell you, you are welcome to stay as long as you like, and as often as you like. We generally keep on hand are not to be liable to the climate. Mamma's neuralgia is traditional, so is papa's rheumatism, and Bob is just busily over the measles, and slightly cross, but that is all; we are, though, the stock of our culinary masters. She makes butter once a week, and keeps us in the most delicious curds. There never was never such a woman as Aunt Judith—and at the moment I must answer her please little Alice. Something is going on in the kitchen. Pray excuse the abruptness of my ending.

This letter was signed, sealed, stamped and sent. Helen, commonly called Lenny, went herself to the post office taking Bob along. The boy blew her curl, and sent a fresh color to her cheeks. At the post office coming out, she met Ann Sinclair, carpenter's sister. Never were two more unlike. Ann was tall and muscular. Lenny, a rosy comfortable little body, full of droll and possessing a pair of eyes that more than one swain feel unconquerable. Ann, a thin, pale, delicate girl, used to help her brother with his difficulties and impediments in the run-down road. Lenny was one



On December 16, 1871, volume 1, number 1, of the *Arlington Advocate* was published. It did not get underway as a regular weekly until January 13, 1872, when it was four pages in length, sold for three cents a copy, and an annual subscription cost but a dollar! The editor then stated: "Every considerable village feels the need for a medium for the expression of ideas, the discussion of topics of public interest, and a critical observer of general affairs. The weekly newspaper furnished the desired means, and wherever one is published the social and moral health of the community is greatly improved."

## ARLINGTON ADVOCATE

Then you haven't seen anything?"  
—No, indeed, I've never been afraid of you.  
—But the Joneses only lived there

was a plain square room, carpeted, with green hangings at the windows. It overlooked the lake on the west, and the distant hills, that in the warm sunshine

Lenny. She was pale nevertheless, she could not help lurking at the appearance of her cousin presented.

"Why, I think that a pretty substan-

ter and goodness, whereason whatsoever forms. This on a faceted condition, not on an

or situation, a fine appre-

**Then & Now: An Arlington Timeline**

MA  
250

# INFORM

2003

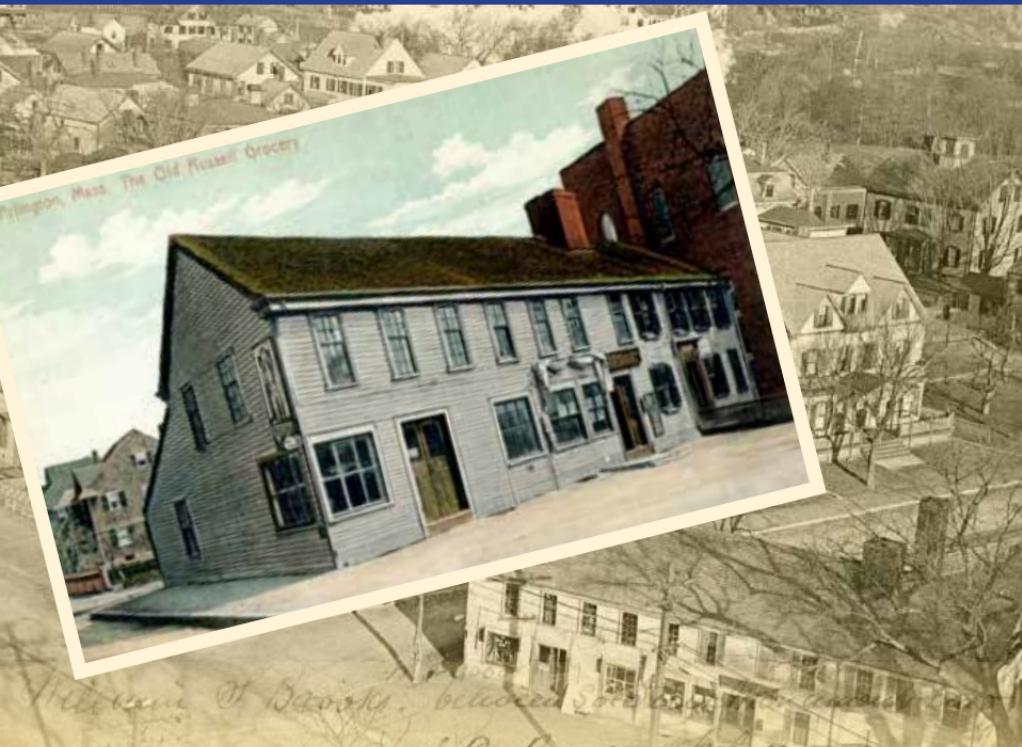


Arlington Community Media (ACMI) provides a forum for the free exchange of information and ideas which reflect the talents, skills, interests, concerns, and diversity of the Arlington community. Three channels distribute news with a focus: general public, government, and education. A weekly news show keeps residents briefed and *Talk of the Town* takes a deeper look at community initiatives by interviewing a variety of guests. ACMI prides itself on having a robust youth program in partnership with AHS. "It serves Arlington in the best way it can" by welcoming diverse voices and perspectives as well as providing up-to-date local coverage in a digital easy-to-access format.

ARLINGTON COMMUNITY MEDIA INC.

# MEET

1773



Thomas Russell's General Store was the primary emporium and gathering place in Menotomy's village center. Most Menotomy families operated small farms, but they relied on the store to provide imported coffee, tea, rum and molasses, codfish, and calico. Colonists could also shop for tools, dry goods, and a variety of specialty items. With limited access to hard currency, the colonists often used a bushel of corn grain as the standard of trade. In addition to its mercantile function, the Store's upper floor, light and airy due to its arched ceiling, was used as a social hall for a wide variety of gatherings, including live entertainment.

## THOMAS RUSSELL'S GENERAL STORE

*Thomas Russell. for sundries and refreshments to*

# MEET

# 2025



Arlington today is fortunate to be home to a multitude of diverse eateries and cafes which offer places for the community to gather as well as shop. Cafes like Roasted Granola, which sells its own granola along with local crafts; and Kickstand Café are places where one could go to host a meeting, work remotely, or catch up with friends. Plus they host author salons and music! Niche culinary options include: Boon Noon, a restaurant that also sells Thai provisions; Pasha's Little Grand Bazaar that likewise offers Turkish groceries; and Maruichi Food & Deli, densely packed with Japanese products and prepared foods. Whatever you're in the mood for, it is easy access to global foods and flavors.

## ARLINGTON FOODSTORES / CAFES



## Town of Arlington, Massachusetts

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### **Mayors' Monarch Pledge**

#### **Summary:**

Elaine Crowder

#### **ATTACHMENTS:**

Type	File Name	Description
❑ Reference Material	Mayor_s_Monarch_Pledge_-_Email.pdf	Email
❑ Reference Material	Mayors-Monarch-Pledge.pdf	Mayors' Monarch Pledge
❑ Reference Material	Mayors-Monarch-Pledge-Action-Items.pdf	Action Items



## Fwd: Is Mayor's Monarch Pledge on the SB agenda for March 24?

**From** Elaine Crowder <ecrowder@communication-exchange.com>

**Date** Wed 3/19/2025 10:39 AM

**To** Ashley Maher <amaher@town.arlington.ma.us>

**Cc** Jim Feeney <jfeeney@town.arlington.ma.us>; David Morgan <dmorgan@town.arlington.ma.us>

2 attachments (237 KB)

Mayors-Monarch-Pledge.pdf; Mayors-Monarch-Pledge-Action-Items.pdf;

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Ashley

I understand that David Morgan shared public interest in Arlington becoming a Monarch Pledge Town with the Jim Feeney, who was interested in bringing it to the Select Board. And the selected date was May 24. I guess David has a conflict that evening, but I can represent public interest and handle that agenda item.

I want to be respectful of the Board's time, given Town Meeting Hearing season.

The time critical piece is the Monarch pledge, with its March 31 due date. The curbside planting idea is separate, and can be pushed back to May, since the planting season starts the end of May/June.

The following is my introduction of this initiative to the Board.

Best, Elaine

=====

Dear Jim Feeney and the Select Board,

I'm writing to introduce the Mayors' Monarch Pledge to Arlington Leaders. It is a pledge backed by action.

Monarch butterflies have experienced severe decline in the Eastern US, as much as 84%. Taking the Monarch pledge is a simple step we can take to help reverse this trend, and the larger issue of biodiversity loss that has accompanied climate change.

Mayors' who sign agree to take at least three local actions toward increasing Monarch habitat. Importantly, these same actions promote the health of a variety of other pollinators and have been shown to boost biodiversity in general.

Please accept the attached text of the Mayors' Pledge, and the accompanying list of action items, such as those below, as an explanation of the initiative:

- 1) Launch public education
- 2) Integrate monarch conservation in Town's Master Plan, and
- 3) engage with parks and DPW to adjust mowing & plant milkweeds

Watertown has several years' experience now as a Monarch Pledge town, so operational questions might be directed to the contact there: Katie Swan at [kswan@watertown-ma.gov](mailto:kswan@watertown-ma.gov)

Looking forward to sharing this exciting opportunity with you.

Best,  
Elaine Crowder  
Arlington MA Invasives ArMI  
TMM Pct. 19

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====  
Elaine Crowder, Ph. D.  
Communication Exchange  
781-648-1927

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====  
Elaine Crowder, Ph. D.  
Communication Exchange  
781-648-1927



**NATIONAL  
WILDLIFE  
FEDERATION**

**NWF mayors'  
monarch  
pledge**

## Mayors' Monarch Pledge

The monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans.

We, the undersigned mayors and heads of local or tribal government, are deeply concerned about the decline of the monarch butterfly population. Both the western and eastern monarch populations have experienced significant declines. Less than one percent of the western monarch population remains, while the eastern population has fallen by as much as ninety percent. Monarch scientists attribute the population decline to degradation and loss of summer breeding habitat in the U.S., and loss of winter habitat in south-central Mexico and coastal California.

Cities, towns, and counties have a critical role to play to help save the monarch butterfly. Municipalities can provide habitat at public parks, median strips, community gardens, and municipal buildings like recreation centers and libraries. Events such as community workshops, native plant giveaways and monarch festivals can educate residents about the cultural significance of monarchs and how to create habitat. Simple changes in landscaping ordinances or other policies can make a big difference for the monarch, too.

We recognize the importance of creating monarch and pollinator habitat at parks, gardens, and other green spaces, that every member of our community can equally enjoy. Our work to help save the monarch butterfly will intentionally engage all parts of our community, ensuring that historically marginalized communities are not left out of the work or the many benefits this work will create.

When mayors speak up and take a stand, our communities notice. Therefore, we hereby commit to help restore habitat for the monarch and encourage our residents to do the same, so that these magnificent butterflies will once again flourish across the continent.

**Sign the pledge at [www.nwf.org/mayorsmonarchpledge](http://www.nwf.org/mayorsmonarchpledge)**



**NATIONAL  
WILDLIFE  
FEDERATION**

**NWFF mayors'  
monarch  
pledge**

## Action Items

### Communications and Convening:

Action #	Action
1	<p>Issue a proclamation to raise awareness about the decline of the monarch butterfly and the species' need for habitat. This proclamation must incorporate a focus on monarch conservation.</p> <p>Example activities:</p> <ul style="list-style-type: none"><li>• Issue a Monarch Day Pledge</li><li>• Incorporate monarchs into your Earth Day, Pollinator Week or other proclamation</li></ul>
2	Launch or maintain a public communication effort to encourage residents to plant monarch gardens at their homes or in their neighborhoods. (If you have community members who speak a language other than English, we encourage you to also communicate in that language; Champion Pledges must communicate in that language.)
3	Engage* with community garden groups and urge them to plant native milkweeds and nectar-producing plants.
4	Engage* with city parks and recreation, public works, sustainability, and other relevant staff to identify opportunities to revise and maintain mowing programs and milkweed / native nectar plant planting programs.

Action #	Action
5	<p>Engage* with gardening leaders and partners (e.g., Master Naturalists, Master Gardeners, Nature Centers, Native Plant Society Chapters, other long-standing and influential community leaders) to support monarch butterfly conservation.</p> <p>Example Activities:</p> <ul style="list-style-type: none"> <li>• Develop community gardens with local gardening leaders</li> <li>• Host programming and other activities with Nature Centers</li> <li>• Coordinate and collaborate with local gardening groups at schools, colleges, and universities</li> </ul>
6	Engage* with Homeowners Associations (HOAs), Community Associations or neighborhood organizations to identify opportunities to plant monarch gardens and revise maintenance and mowing programs.
7	Engage* with developers, planners, landscape architects, and other community leaders and organizers engaged in planning process to identify opportunities to create monarch habitat.
8	<p>Create a community-driven educational conservation strategy, initiative, or practice that focuses on and benefits local, underserved residents.</p> <p>Example Activities:</p> <ul style="list-style-type: none"> <li>• Conduct outreach and support habitat / green space improvements in underserved communities.</li> <li>• Develop brochures in different languages</li> </ul>

Action #	Action
9	<p>Create a community art project to enhance and promote monarch and pollinator conservation as well as cultural awareness and recognition.</p> <p>Example Activities:</p> <ul style="list-style-type: none"> <li>• Host photo contests</li> <li>• Commission murals</li> <li>• Create and show films and documentaries</li> <li>• Support public art installations</li> <li>• Collaborate with local artists, including school, college, and university art departments to create community-wide art</li> </ul>

\*Engage includes: in-person meetings, conferences and summits, trainings, or regular communication through email, phone, social media, etc.

## Program and Demonstration Gardens:

Action #	Action
10	Host or support a native seed or plant sale, giveaway or swap.
11	Facilitate or support a milkweed seed collection and propagation effort.
12	Plant or maintain a monarch and pollinator-friendly demonstration garden at City Hall or another prominent or culturally significant community location.

Action #	Action
13	Convert vacant lots to monarch habitat.
14	Plant milkweed and pollinator-friendly native nectar plants along roadsides, medians, or public rights-of-way.
15	<p>Launch or maintain an outdoor education program(s) (e.g., at schools, after-school programs, community centers and groups) that builds awareness and creates habitat by engaging students, educators, and the community in planting native milkweed and pollinator-friendly native nectar plants (i.e., National Wildlife Federation's Schoolyard Habitats® program and Monarch Mission curriculum).</p> <p>Example Activities:</p> <ul style="list-style-type: none"> <li>• <a href="#">Eco-Schools U.S.</a></li> <li>• <a href="#">Schoolyard Habitats® Program</a></li> <li>• <a href="#">PK-12 Monarch Mission Curriculum</a> (English and Spanish)</li> </ul>
16	<p>Earn or maintain recognition for being a wildlife-friendly city by participating in other wildlife and habitat conservation efforts (i.e., National Wildlife Federation's Community Wildlife Habitat program).</p> <p>Example Activities:</p> <ul style="list-style-type: none"> <li>• Join the <a href="#">Community Wildlife Habitat</a></li> </ul>

Action #	Action
17	<p>Host or support a monarch neighborhood challenge to engage neighborhoods and homeowners' associations within the community to increase awareness, support community unity around a common mission, and/or create habitat for the monarch butterfly.</p> <p>Example Activities:</p> <ul style="list-style-type: none"> <li>• Host photo challenges</li> <li>• Create property certification challenges</li> <li>• Collaborate with schools, universities, and colleges to host joint awareness and habitat creation challenges</li> </ul>
18	<p>Initiate or support community science (or citizen science) efforts that help monitor monarch migration and health.</p> <p>Example Activities:</p> <ul style="list-style-type: none"> <li>• NWF's Monarch Stewards Program Certification</li> <li>• Engage with local colleges and universities science departments to host community-wide opportunities</li> <li>• Monarch Migration Tracking (<a href="#">Journey North</a>)</li> </ul>
19	Add or maintain native milkweed and nectar-producing plants in gardens in the community.

Action #	Action
20	<p>Launch, expand, or continue an invasive species removal program that will support the re-establishment of native habitat for monarch butterflies and other pollinators.</p> <p>Example Activities:</p> <ul style="list-style-type: none"> <li>• Partner with volunteers and/or stakeholder organizations to remove herbaceous and woody invasive plants from city parks and other natural areas.</li> <li>• Host educational events to teach community members about invasive plant identification and how to safely remove invasives from their personal properties.</li> <li>• Create a distributable list of invasive species to your ecoregion to share with stakeholders and community members.</li> </ul>
21	Host or support a monarch butterfly festival that is accessible to all residents in the community and promotes monarch and pollinator conservation, as well as cultural awareness and recognition.
22	<p>Display educational signage at monarch gardens and pollinator habitat.</p> <p>Example Activities:</p> <ul style="list-style-type: none"> <li>• <a href="#">Neighborhood Garden Signs (Victory Garden of Tomorrow)</a></li> <li>• Create plant labels or interpretive language for community gardens, parks, prairie habitat, rights-of-way, etc.</li> </ul>

## Systems Change:

Action #	Action
23	Remove milkweed from the list of noxious plants in city weed / landscaping ordinances (if applicable).

Action #	Action
24	Change weed or mowing ordinances to allow for native prairie and plant habitats.
25	Increase the percentage of native plants, shrubs and trees that must be used in city landscaping ordinances and encourage use of milkweed, where appropriate.
26	<p>Launch, expand, or continue an effort to change municipal planting ordinances and practices to include more native milkweed and native nectar producing plants at city properties.</p> <p>Example Activities:</p> <ul style="list-style-type: none"> <li>• Pass an ordinance to incorporate the planting and cultivation of native milkweed, where feasible, into the city's landscape portfolio to increase native biodiversity in public landscapes.</li> <li>• <a href="#">Check out the NWF Lanscaping Guide with Example Ordinances!</a></li> </ul>
27	Integrate monarch butterfly conservation into the city's Park Master Plan, Sustainability Plan, Climate Resiliency Plan or other city plans.
28	<p>Reduce or eliminate the use of herbicides, pesticides, or other chemicals that are harmful to monarchs and pollinators and urban wildlife.</p> <p>Example Activities:</p> <ul style="list-style-type: none"> <li>• Work with local school districts to eliminate or minimize the use of pesticides, herbicides, and insecticides on school properties</li> <li>• Adopt Integrated Pest Management (IPM) practices</li> <li>• Adopt "chemical-free" landscape practices at city-maintained parks, municipal buildings, and/or other city-maintained properties.</li> </ul>
29	Launch, expand, or continue one or more ordinances to reduce light pollution to benefit urban wildlife.

Action #	Action
	<p>Example Activities:</p> <ul style="list-style-type: none"> <li>• Introduce ordinances that require fully shielded outdoor light fixtures that have low color temperature and direct light downwards in city-maintained spaces.</li> <li>• Change city ordinances to require that building owners and managers reduce and/or turn off excess lighting during periods of migration (Spring/Fall).</li> </ul>
30	California Specific: Pass a resolution to protect over-wintering monarch butterfly habitat on public or private lands.



## Town of Arlington, Massachusetts

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### Renewals: Outdoor Dining and Sidewalk Cafe Applications

#### **Summary:**

##### Sidewalk Cafe

Breadboard Bakery, 203 Broadway  
Butternut Bakehouse, 787 Mass. Ave.  
Capitol Theatre, 204 Mass. Ave.  
Del's Lemonade, 1050 Mass. Ave.  
The Fat Greek, 185 Mass. Ave.  
Greek Habits by Eva, 474 Mass. Ave.  
Otto, 202 Mass. Ave.  
Quebrada, 208 Mass. Ave.  
Starbucks, 327 Broadway  
Starbucks, 1465 Mass. Ave.  
Thai Moon, 315 Broadway  
Town Tavern, 201 Mass. Ave.  
Za, 138 Mass. Ave.

##### Parklet (in Parking Space)

Roasted Granola, 1346 Mass. Ave.  
Quilo's Taqueria, 164 Mass. Ave.  
Zomsa, 434 Mass. Ave.

##### Both (Sidewalk Cafe and in Parking Space)

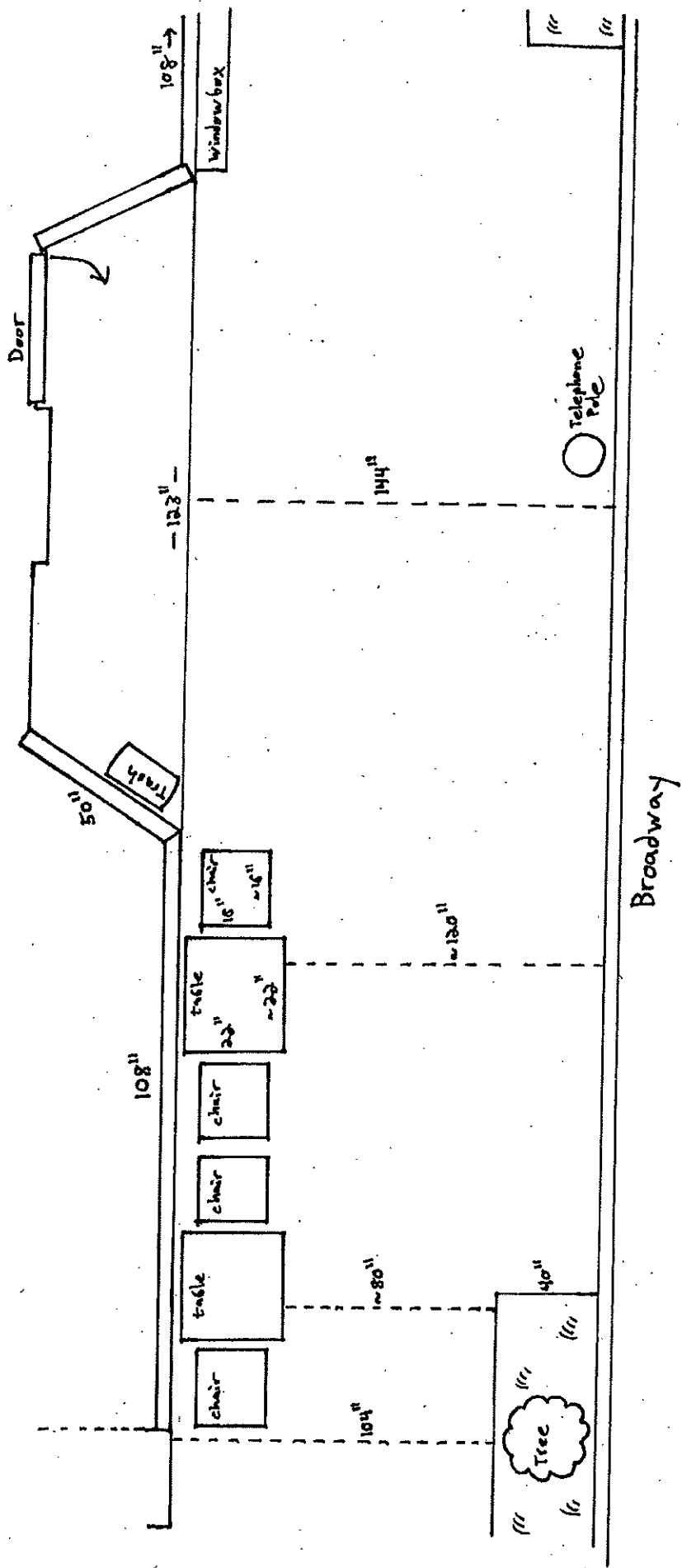
Tryst, 689 Mass. Ave.

#### **ATTACHMENTS:**

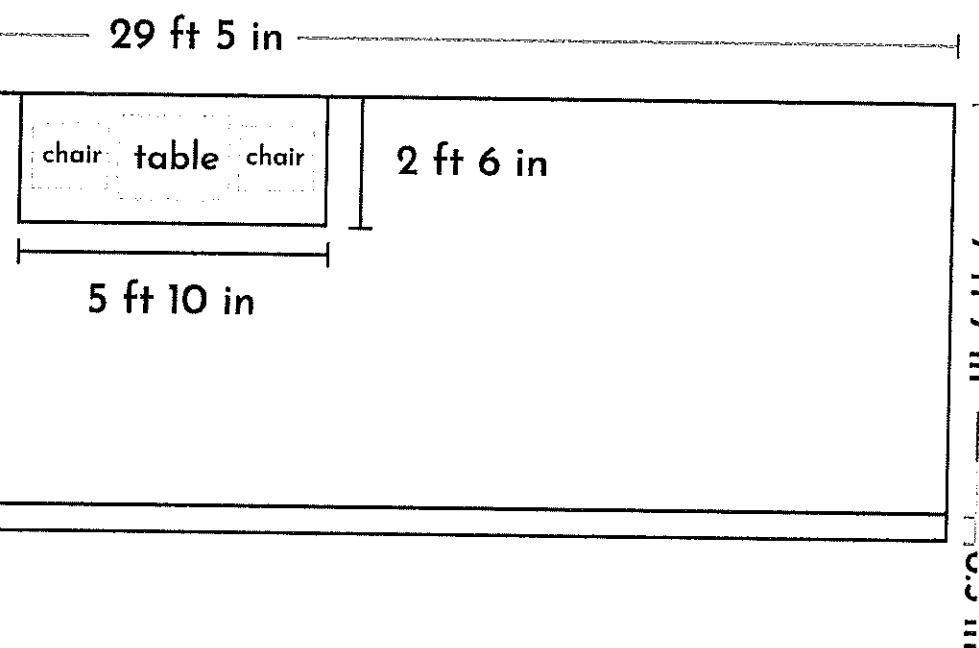
Type	File Name	Description
<input checked="" type="checkbox"/> Reference Material	ORRP_Applications_2025.pdf	Reference

Breadboard Bakery  
Sidewalk Cafe

203A+B Broadway  
Full storefront ~ 339" ( $28\frac{1}{4}$ ')

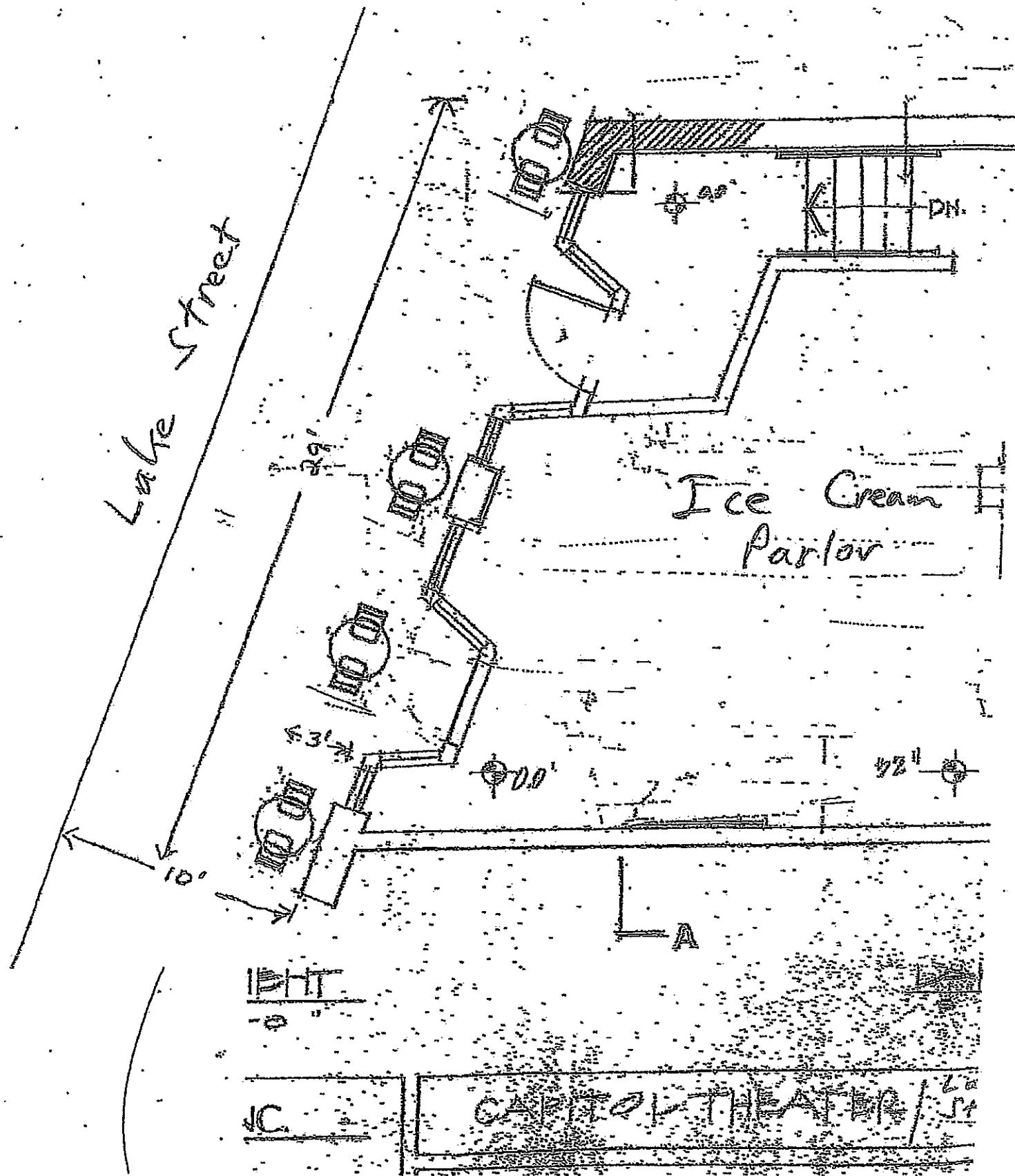


Butternut Bakehouse  
Sidewalk Cafe



Length of Storefront	29'
Width of Sidewalk along Storefront	10'
Length of Proposed Sidewalk Cafe	29'
Width of Proposed Sidewalk Cafe	3'

Capitol Theatre  
Sidewalk Cafe



Del's Lemonade  
1050 Mass Ave  
Arlington, MA 02476

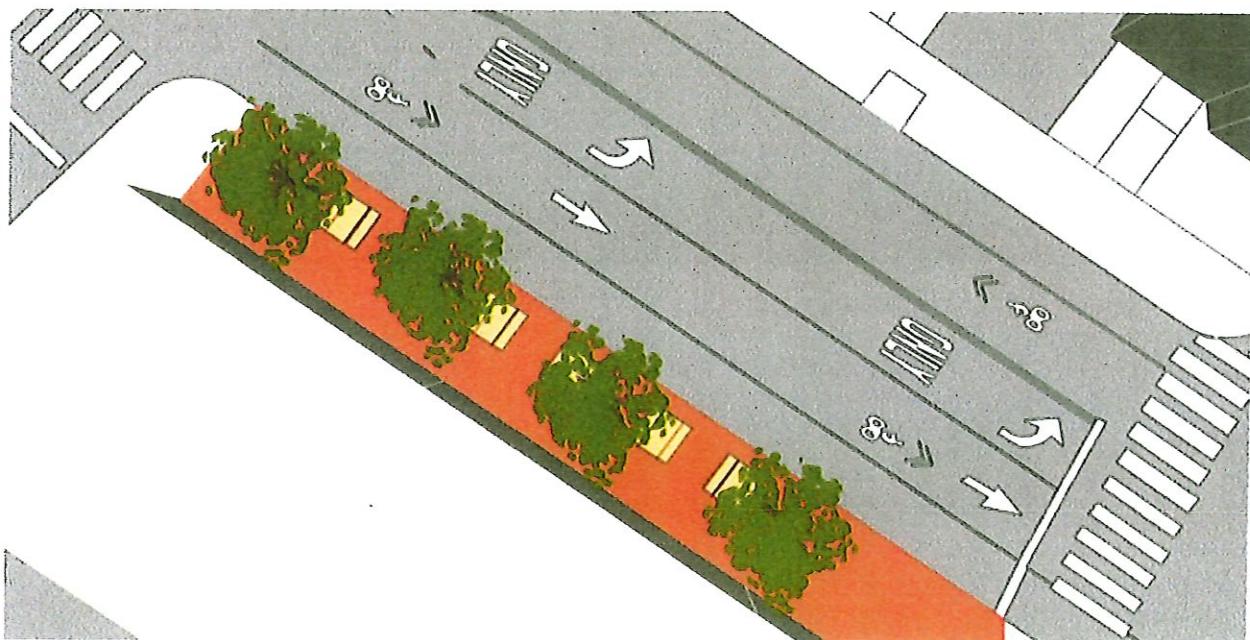
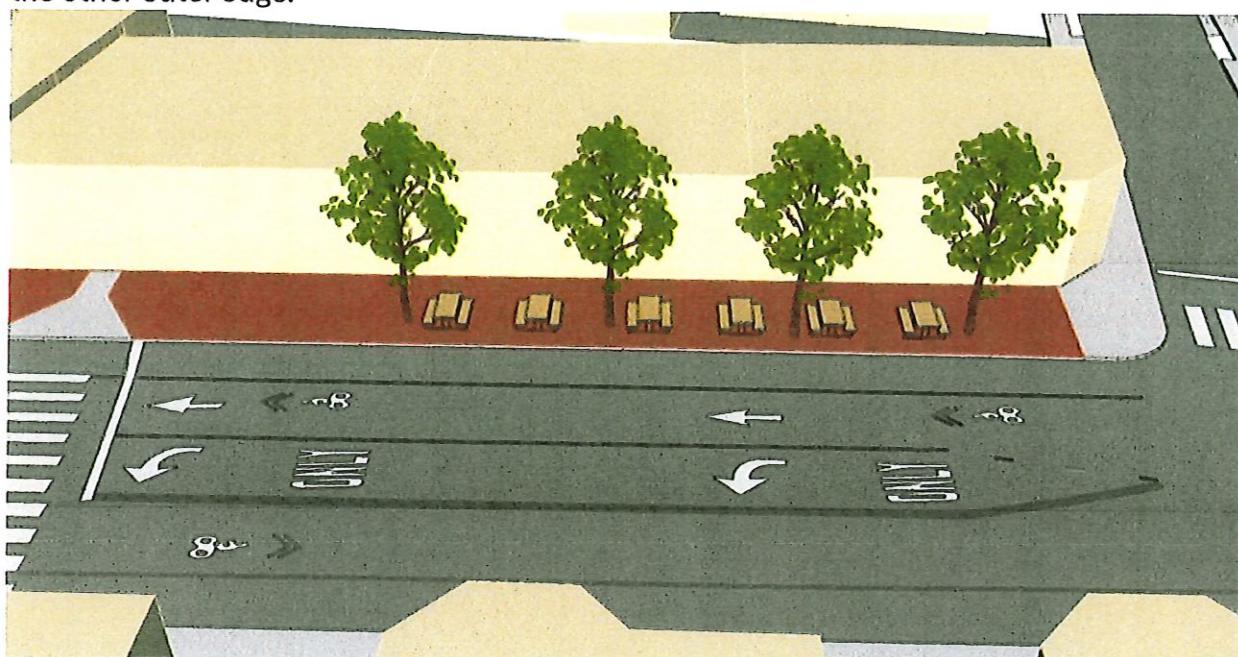
Del's Lemonade  
Sidewalk Cafe

Paul Piatelli

Site Plan:

The request is to have 6 picnic tables on the sidewalk in front of Del's Lemonade, located at 1050 Mass Ave.

The tables will be 12 feet from the front of the business and 100 feet from the outer edge to the other outer edge.



## **Proposed Outside Seating in front of The Fat Greek, 185 Massachusetts Avenue**

Street view of The Fat Greek at 185 Massachusetts Avenue. Note the Bench is no longer there.

The Fat Greek  
Sidewalk Cafe



Measure from front building wall to inside of sidewalk granite curb edge. 14'

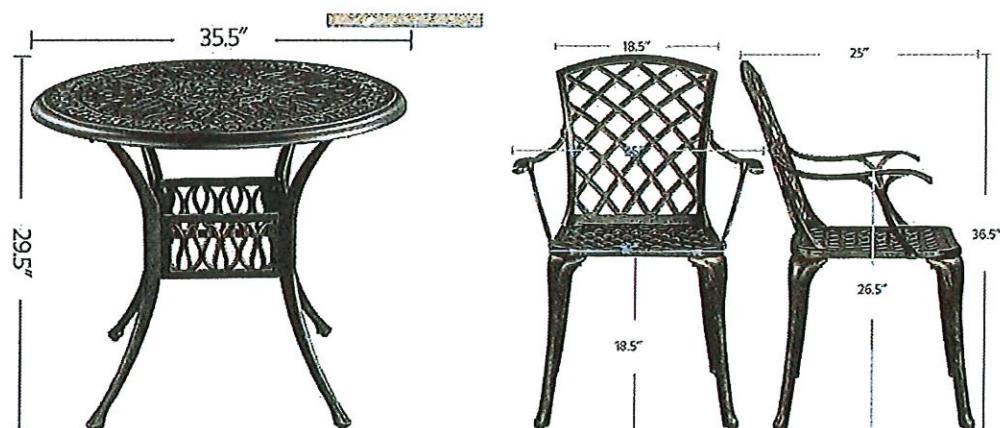
Measure from one outer edge of perimeter fencing/barrier to the other outer edge of perimeter fencing/barrier. - 24'

Measure from front of building wall to outer edge of perimeter fencing/barrier. 9'

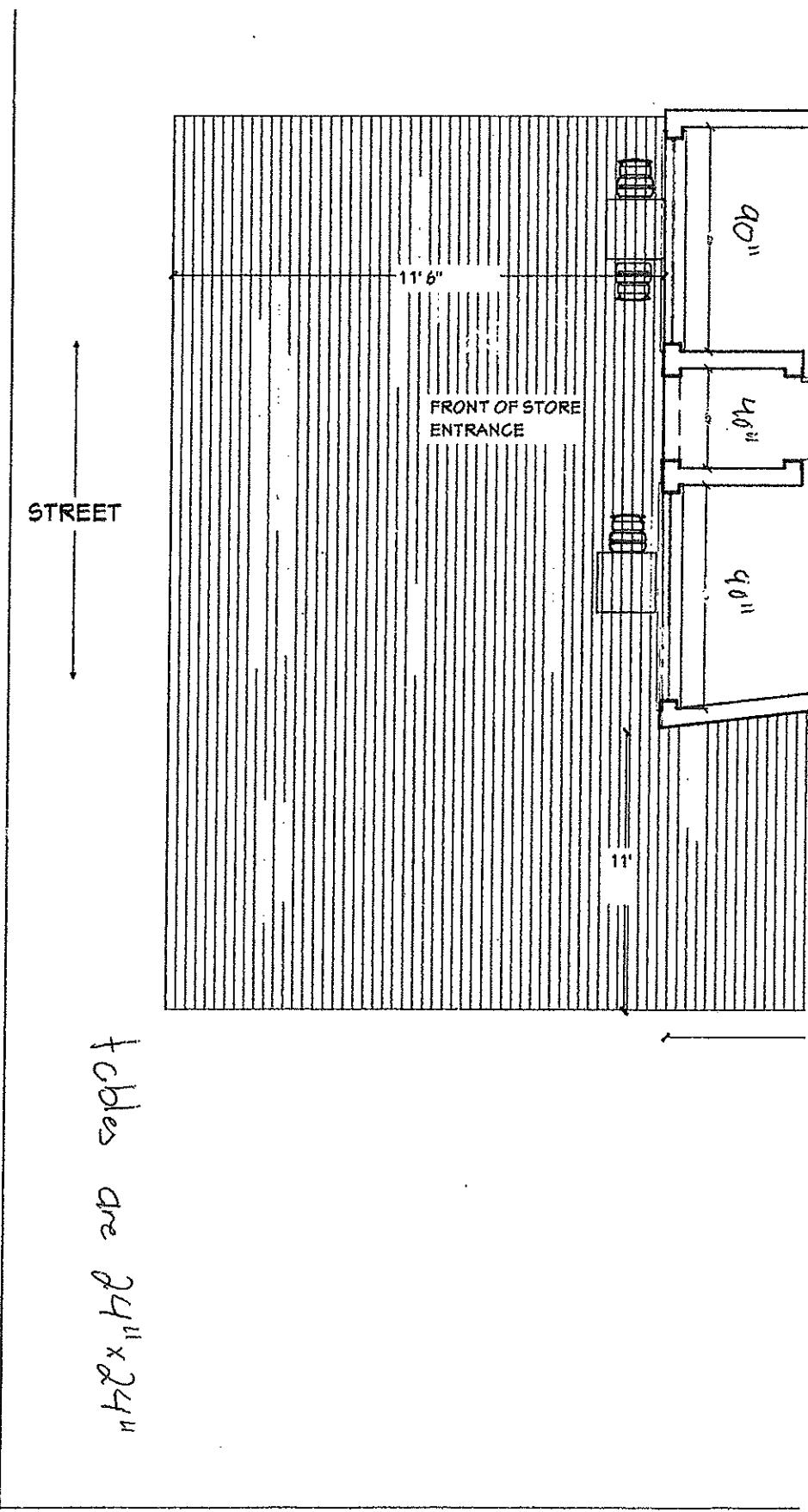
Measurements of tables and chairs – see below, Umbrellas – 6'

Sign posts are 15' apart

The setup is the same as what was approved of last year.

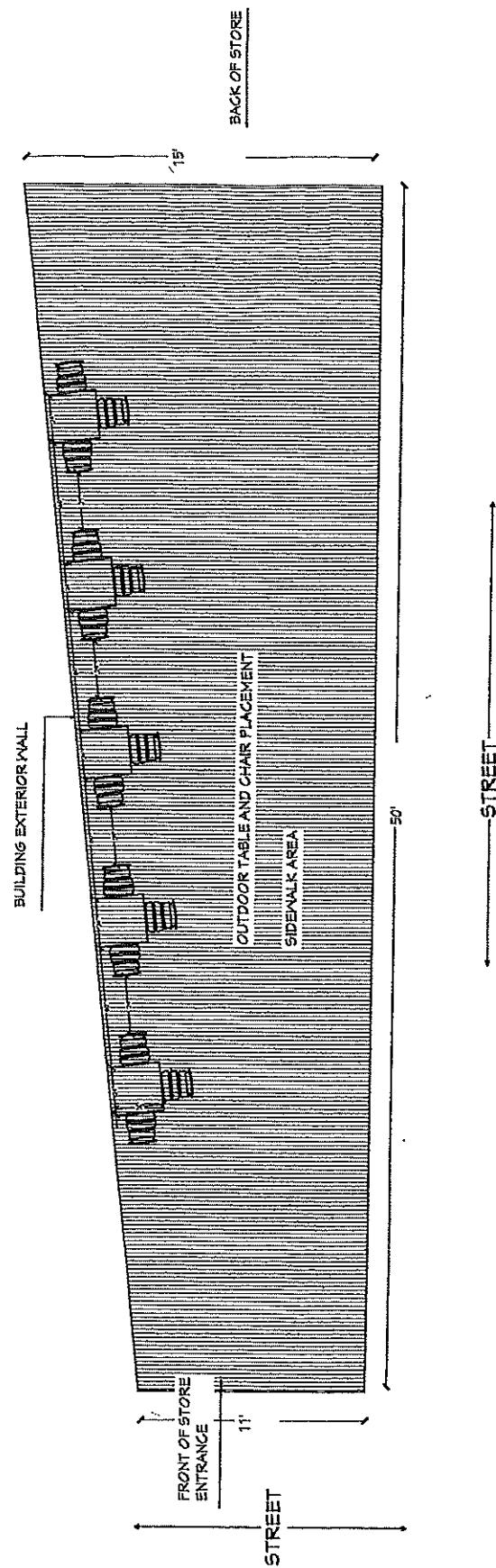


## Greek Habits Sidewalk Cafe



DESIGNER'S FEE	
CLIENT INFORMATION:	GREEK HABITS BY CDA 279 MASSACHUSETTS AVE ARLINGTON, VA 22202
DISCLOSURE:	
NOTES:	
APPROVED DESIGNS:	
DATE:	5/10/24
P-1	

Greek Habits  
Sidewalk Cafe



tables are 24" x 24"  
24" between chairs  
60" between tables

# Otto sidewalk Café'

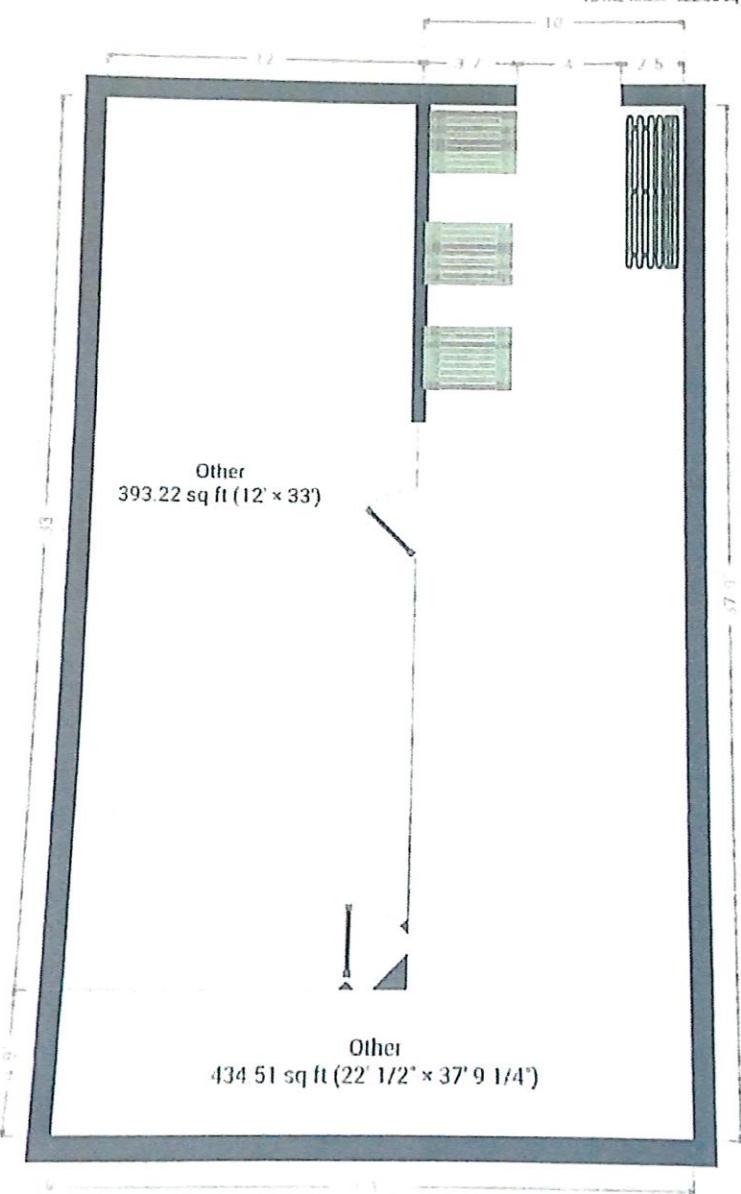
202A

TOTAL AREA: 932.00 sq ft • LIVING AREA: 932.00 sq ft • FLUORS: 1 • ROOMS: 0

 magicplan

## ▼ Ground Floor

TOTAL AREA: 932.00 sq ft • LIVING AREA: 932.00 sq ft • ROOMS: 0



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING,  
WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 2' 4' 6' 8' 160  
Page 1/1

Quebrada  
Sidewalk Cafe

Quebrada

Grairs 16" x 19"

4'

door way

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10'

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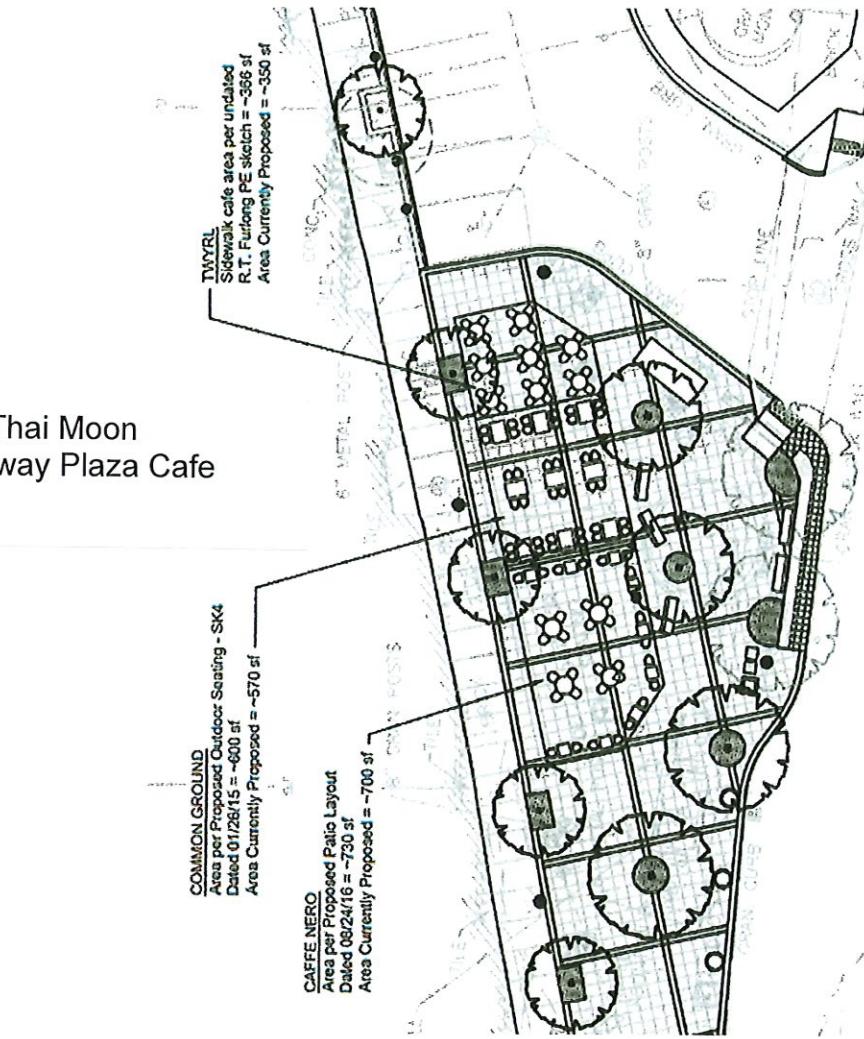




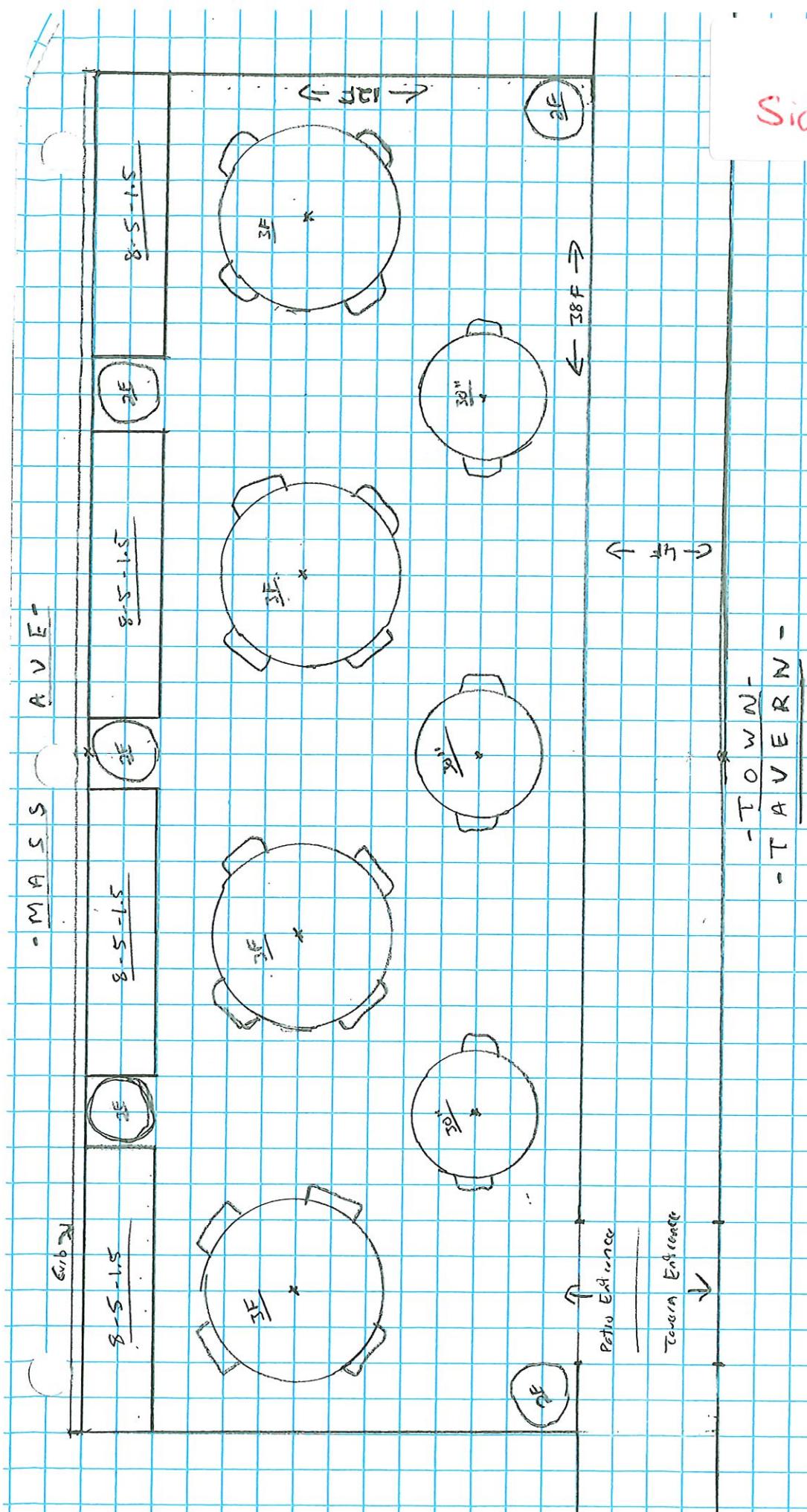


## Outdoor Dining

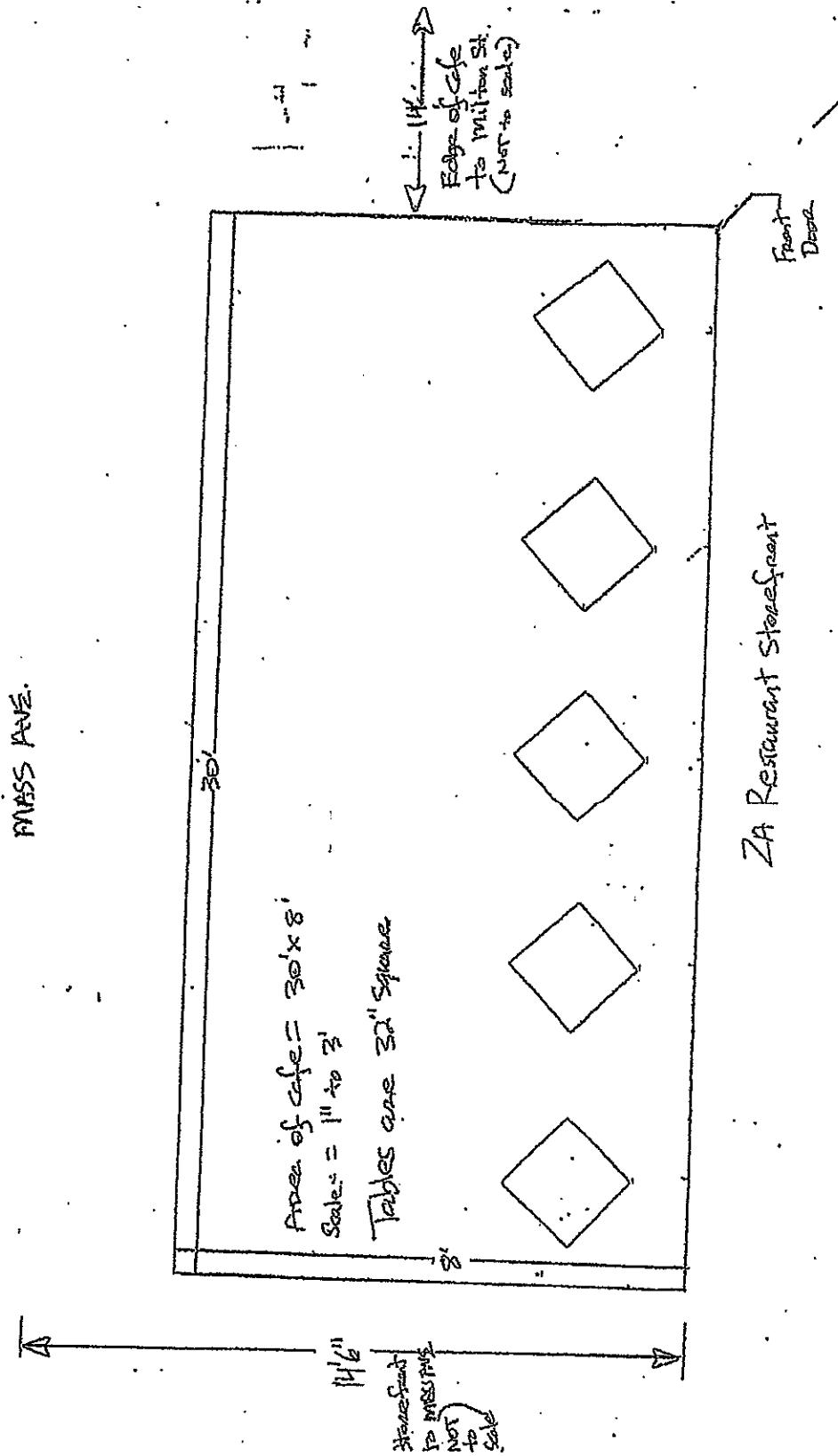
Thai Moon  
Broadway Plaza Cafe



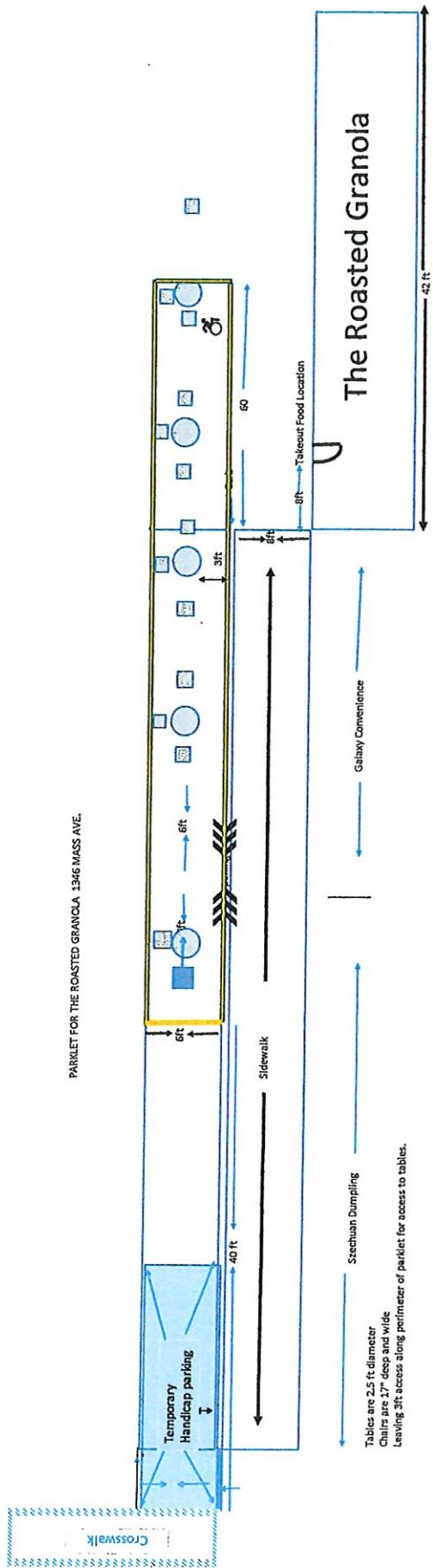
Town Tavern  
~~Parklet~~  
Sidewalk Cafe



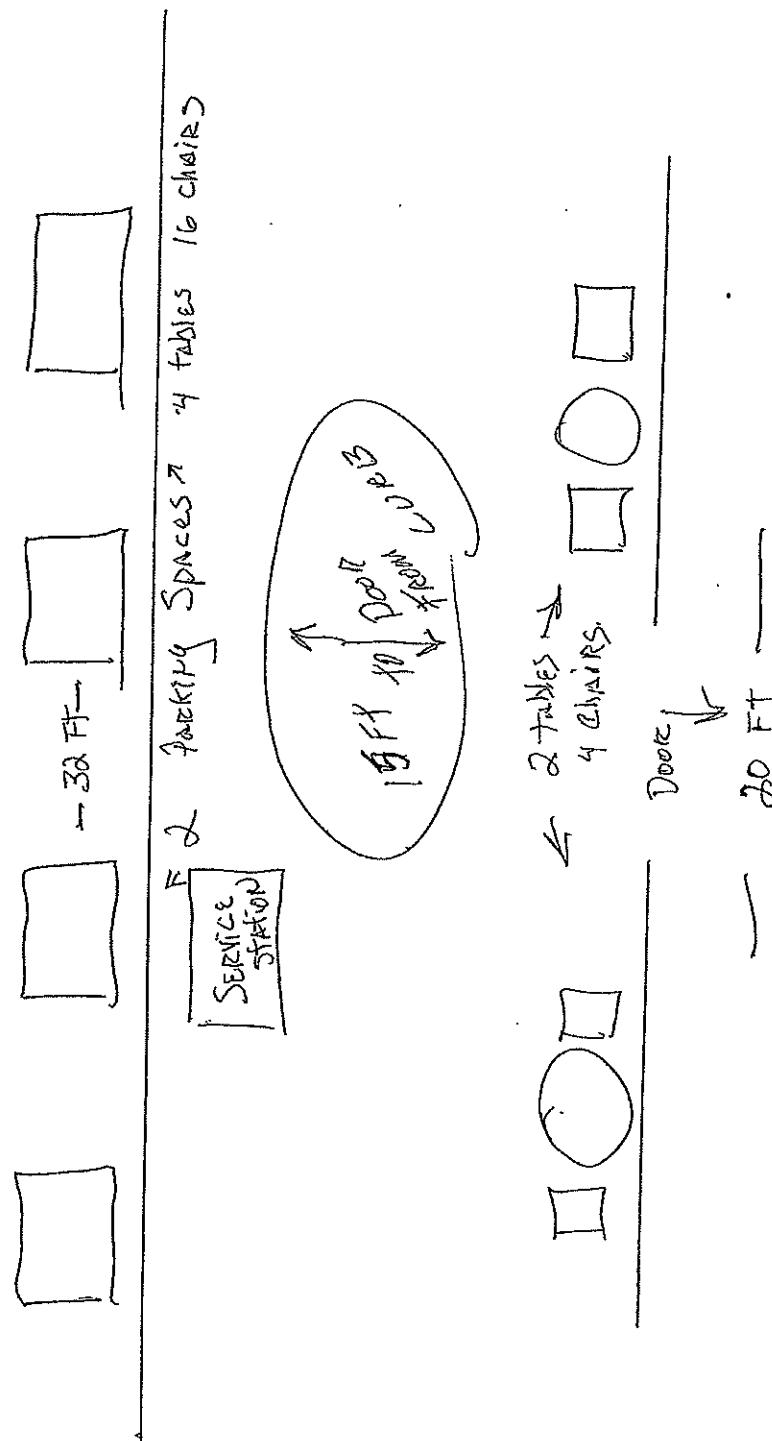
Za  
Sidewalk Cafe



# The Roasted Granola Parklet



Quilo's Taqueria  
Parklet



# Location Drawing

Zomsa  
Parklet

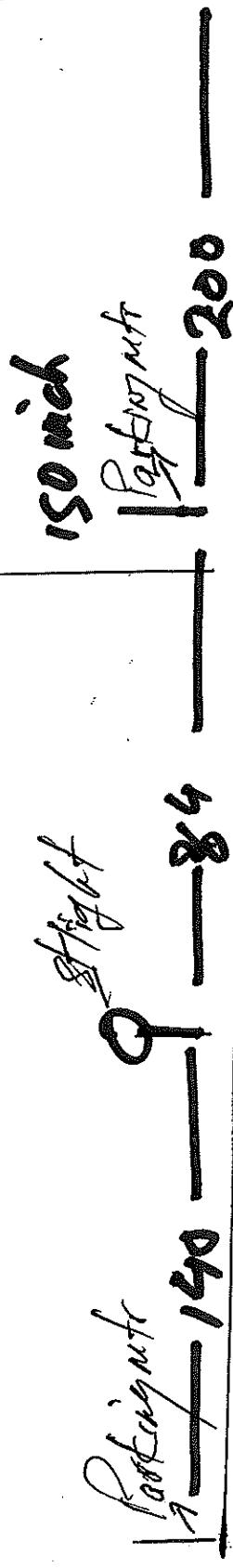
wall

Mr. Esphanee

Sidewalk

8' 8"

Parking lot



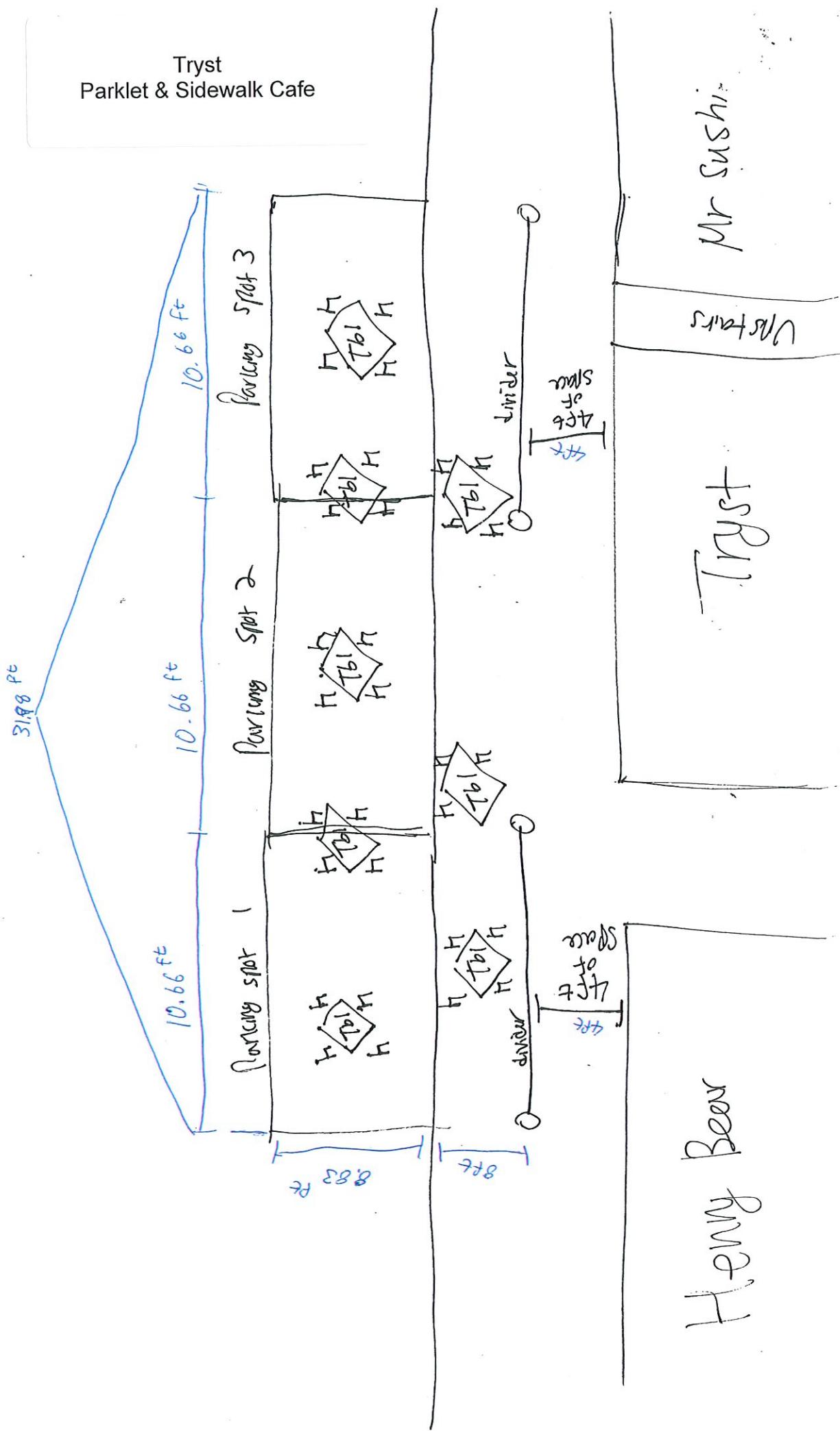
Parking lot

100inch Parking lot

424 ————— Road

Measurement - in inch

Tryst  
Parklet & Sidewalk Cafe





## Town of Arlington, Massachusetts

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**Request: Special (One Day) Beer & Wine License, 03/28/2025 @ Robbins Memorial Town Hall for Dame Delicious 2025**

**Summary:**

Robin Cohen / Les Dames Descoffier Boston, Inc.

**ATTACHMENTS:**

Type	File Name	Description
<input checked="" type="checkbox"/> Reference Material	Cohen_R._Descoffier_Boston_One_Day_032825_Redacted.pdf	Reference

OFFICE OF THE SELECT BOARD  
TOWN OF ARLINGTON  
MASSACHUSETTS 02476-4908

**SPECIAL ALCOHOL LICENSE APPLICATION**

Name of Applicant: Robin Cohen/Les Dames Descoffier Boston, Inc

Address, phone & e-mail contact information:  
  
[REDACTED]

Name & address of Organization for which license is sought:

same

Does this Organization hold nonprofit status under the IRS Code?

Name of Responsible Manager of Organization (if different from above):  
  
[REDACTED]

Address, phone & e-mail contact information:  
  
[REDACTED]  
  
[REDACTED]

Has the Applicant or Organization applied for and/or been granted a special liquor license this calendar year? no If so, please give date(s) of Special Licenses and/or applications and title of event(s).  
  
[REDACTED]

Is this event an annual or regular event? If so, when was the last time this event was held and at what location?

One time event

24-Hour contact number for Responsible Manager of Alcohol Event date:

Ed Garland Premier Bartending [REDACTED]

Title of Event: Dame Delicious

Date/time of Event:

Friday, March 18, 2025 4:00 pm - 9:00 pm

Location of Event: Arlington Town Hall

Location/Event Coordinator: Patsy Kraemer

Method(s) of invitation/publicity for Event: On line publicity/organizational invites

Number of people expected to attend: 250

Expected admission/ticket prices: \$50

Expected prices for food and beverages (alcoholic and non-alcoholic):

\$10 wine/beer - \$5 seltzers

Will persons under age 21 be on premises? No

If "yes," please detail plan to prevent access of minors to alcoholic beverages.

Bartending staff will id if a minor unexpectedly comes.

Have you consulted with the Department of Police Services about your security plan for the Event?

Yes

**OFFICE USE ONLY**

*For Police Chief, Operations Commander, or designee:*

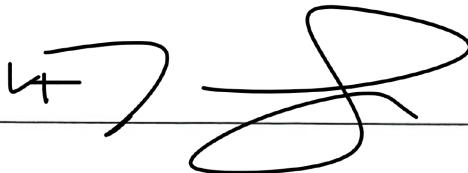
Your signature below indicates that you have discussed this event with the applicant, you have reviewed the applicant's security plan, and any necessary police details have been arranged for the Event.

Lieutenant John Kelley / OIC Traffic Unit, Details, and Licensing

Date: 3/21/2025

*Printed name/title*

POLICE COMMENTS:



What types of food and non-alcoholic beverages do you plan to serve at the Event?

Tapas/tastings/seltzers/waters

Who will be responsible for serving alcoholic beverages at the Event?

Premier bartending staff

What training or certification in responsible alcohol service does this person have? Please attach certificate or other proof of training for at least one person who will have responsibility for serving alcoholic beverages at each point of service and who will be present for the entire Event.

TIPS Certification

Please list the names and dates of birth for all people who will be responsible for serving alcoholic beverages at the Event. Anyone serving alcoholic beverages must be at least 21 years of age.

attached

Name of the Massachusetts wholesaler who will deliver to site? (Full supplier list available on the ABCC website: [www.mass.gov/abcc](http://www.mass.gov/abcc))

Kappy's Everett

Date of Delivery: Friday, March 28,2025

Alcohol Serving Time (s): 5:00 – 9:00 pm

How, when, and by whom will excess alcoholic beverages obtained for the Event be disposed of?

Kappy's will pick up on Saturday, March 29,2025

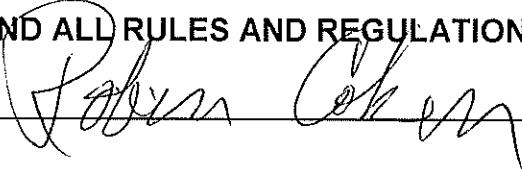
Date of Pick-Up: see above

Please provide details (insurance company, type of policy, name of insured, and policy limits) of any relevant insurance coverage for the Event, included but not limited to General Liability and Liquor Liability insurance. (You may be asked to supply a certificate or other proof of adequate insurance coverage.)

attached

Please submit this completed form and filing fee to the Select Board at least 21 days before your Event. Failure to provide complete information may delay the processing of your application.

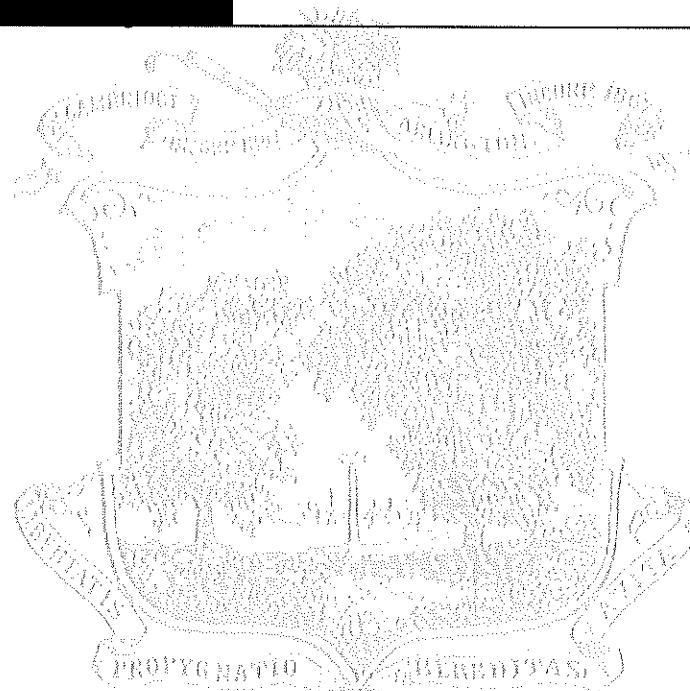
**I HAVE READ AND UNDERSTAND ALL RULES AND REGULATIONS:**

Signature: Robin Cohen 

Printed name: \_\_\_\_\_

Printed title & Organization name: Les Dames Descoffier Boston Inc.

Email: \_\_\_\_\_





**ROBBINS MEMORIAL TOWN HALL AUDITORIUM  
730 Massachusetts Avenue, Arlington, Ma. 02476**

19 March 2025

**SECURITY PLAN FOR LES DAMES D'ESCOFFIER FOOD FAIR**

The Boston Chapter is holding a Les Dames D'Escoffier Food Fair on Friday, ~~April~~<sup>March</sup> 28, 2025. Food Tastings from various greater Boston restaurants will provide tastings of their wares. The event is scheduled for 4:00 pm –9:00 pm at the Arlington Town Hall. A One-Day Permit has been submitted to the Selectmen's Office.

This is the Security Plan.

We anticipate approximately 250 people to attend. Premier Bartending and Catering will provide the bartending service for the beer and wine sold by the glass

Greg Stathopoulos will be the custodian for the event. A committee of eight members of the Boston Chapter of Les Dames D'Escoffier have planned the event and will be responsible for the successful implementation.

A fire services detail will be hired for the event.

Parking for the event will be available in the Town Hall parking lot, the parking lot at the Central School office building directly behind Town Hall, and on the side streets, as well as Mass. Ave.

Please advise if there are other items that we need to consider.



## CERTIFICATE OF COMPLETION

This certifies that

Nicole Garafalo

is awarded this certificate for

TIPS On-Premise Alcohol Server Training

Hours  
3.00

Completion Date  
04/06/2024

Expiration Date  
04/06/2027

Certificate #  
 ON-000033247294

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | [www.360training.com](http://www.360training.com)

(CUT HERE)

(CUT HERE)



Issued: 04/06/2024  
Certificate #: ON-000033247294

Nicole Garafalo

CERTIFIED

Expires: 04/06/2027

DOB



Phone: 800-438-8477

[www.gettips.com](http://www.gettips.com)

*This card was issued for successful completion of the TIPS program.*

Signature \_\_\_\_\_



PREMCAT-01

JLAHOUE

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  Gallant Insurance Agency, Inc. 199 Great Road Acton, MA 01720	CONTACT NAME: PHONE (A/C, No, Ext): (978) 263-3500	FAX (A/C, No):
	E-MAIL ADDRESS:  INSURER(S) AFFORDING COVERAGE  INSURER A: Central Insurance Companies	NAIC #
INSURED  Premier Catering & Bar Service, LLC 230 Second Ave Suite 1B Waltham, MA 02451-1626	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

**COVERAGES**      **CERTIFICATE NUMBER:**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		ADDL INSD	SUBR WWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			X	CLP 8969482	3/11/2025	3/11/2026	EACH OCCURRENCE	\$ 1,000,000
	CLAIMS-MADE	X OCCUR						DAMAGE TO RENTED PREMISES (Ex occurrence)	\$ 300,000
								MED EXP (Any one person)	\$ 5,000
								PERSONAL & ADV INJURY	\$ 1,000,000
								GENERAL AGGREGATE	\$ 2,000,000
								PRODUCTS - COMP/OP AGG	\$ 2,000,000
									\$
	GEN'L AGGREGATE LIMIT APPLIES PER:								
	POLICY	PROJECT		LOC					
	OTHER:								\$
	AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ex accident)	\$
	ANY AUTO							BODILY INJURY (Per person)	\$
	OWNED AUTOS ONLY		SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	Hired AUTOS ONLY		NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident)	\$
									\$
A	X UMBRELLA LIAB	X OCCUR			CXS 8969484	3/11/2025	3/11/2026	EACH OCCURRENCE	\$ 2,000,000
	EXCESS LIAB		CLAIMS-MADE					AGGREGATE	\$ 2,000,000
	DED	X RETENTIONS	0						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		Y/N	N/A				PER STATUTE	OTHR
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH)							E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYEE	\$
								E.L. DISEASE - POLICY LIMIT	\$
A	Liquor Liability				CLP 8969482	3/11/2025	3/11/2026	Each Common Cause	1,000,000
A	Liquor Liability				CLP 8969482	3/11/2025	3/11/2026	Aggregate	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Event Date: March 28th 2025

When agreed in writing in a contract or agreement, the Town of Arlington is an additional insured with regard to General Liability.

CERTIFICATE HOLDER

CANCELLATION

Town of Arlington Town Hall 730 Massachusetts Avenue Arlington, MA 02476	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Jackeline Murphy</i>



## Town of Arlington, Massachusetts

**Request: Special (One Day) Beer & Wine License, 04/05/2025, at Highrock Church for Private Event**

**Summary:**

Carmen Maianu

**ATTACHMENTS:**

Type	File Name	Description
<input checked="" type="checkbox"/> Reference Material	Maianu_C_One_Day_License_040525.pdf	Reference

OFFICE OF THE SELECT BOARD  
TOWN OF ARLINGTON  
MASSACHUSETTS 02476-4908

**SPECIAL ALCOHOL LICENSE APPLICATION**

Name of Applicant: Carmen Maianu

Address, phone & e-mail contact information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name & address of Organization for which license is sought: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Wedding held at Highrock Church

Does this Organization hold nonprofit status under the IRS Code?  Yes \_\_\_\_\_ No \_\_\_\_\_

Name of Responsible Manager of Organization (if different from above): Lew Valenti

Address, phone & e-mail contact information: 14 Mill St Arlington MA 02476

Has the Applicant or Organization applied for and/or been granted a special liquor license this calendar year? no If so, please give date(s) of Special Licenses and/or applications and title of event(s).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is this event an annual or regular event? If so, when was the last time this event was held and at what location?  
\_\_\_\_\_

No, its just a wedding

24-Hour contact number for Responsible Manager of Alcohol Event date: \_\_\_\_\_  
Sharon Tsou 781-696-2770

Title of Event: Maianu Cook Wedding

Date/time of Event: April 5, 3:30pm-9:30pm

Location of Event: Highrock church 14 Mill

Location/Event Coordinator: Sharon Highrock Member and wedding coordinator

Method(s) of invitation/publicity for Event: Private, by invite only

Number of people expected to attend: 175

Expected admission/ticket prices: \$0

Expected prices for food and beverages (alcoholic and non-alcoholic):

\$5,000

Will persons under age 21 be on premises? Yes supervised by parents

If "yes," please detail plan to prevent access of minors to alcoholic beverages.

Licensed bar tender will be serving and checking ID

Have you consulted with the Department of Police Services about your security plan for the Event?

Yes, highrock has always been in close communication with the Dept of Police Services.

#### OFFICE USE ONLY

For Police Chief, Operations Commander, or designee:

Your signature below indicates that you have discussed this event with the applicant, you have reviewed the applicant's security plan, and any necessary police details have been arranged for the Event.

  
Printed name/title: Ma Guy P Leaton Date: 3/19/2025

#### POLICE COMMENTS:

Signature contingent upon submission of an acceptable traffic/parking management plan for the 175 guests. Also request one safety detail as well as a crowd manager.

What types of alcoholic beverages do you plan to serve at the Event? (Note: By State Law, all-alcohol Special Licenses are available only to nonprofit organizations.) \_\_\_\_\_

Wine, champagne

What types of food and non-alcoholic beverages do you plan to serve at the Event? \_\_\_\_\_

3 course meal including Appetizers, main dish, water, punch.

Who will be responsible for serving alcoholic beverages at the Event? \_\_\_\_\_

The bartender

What training or certification in responsible alcohol service does this person have? Please attach certificate or other proof of training for at least one person who will have responsibility for serving alcoholic beverages at each point of service and who will be present for the entire Event. \_\_\_\_\_

TIPS, see attached

Please list the names and dates of birth for all people who will be responsible for serving alcoholic beverages at the Event. Anyone serving alcoholic beverages must be at least 21 years of age. \_\_\_\_\_

1

:Z

PROPYGNATIO

HEREDITAS

Name of the Massachusetts wholesaler who will deliver to site? (Full supplier list available on the ABCC website: [www.mass.gov/abcc](http://www.mass.gov/abcc)) \_\_\_\_\_

Barewolf Brewery

Date of Delivery: April 4, 2025

Alcohol Serving Time (s): 4:30pm-8pm

How, when, and by whom will excess alcoholic beverages obtained for the Event be disposed of?

The wedding party will take the alcohol to the home of the bride ad groom the day after the wedding

Date of Pick-Up: April 6

Please provide details (insurance company, type of policy, name of insured, and policy limits) of any relevant insurance coverage for the Event, included but not limited to General Liability and Liquor Liability insurance. (You may be asked to supply a certificate or other proof of adequate insurance coverage.)

We will be under the Highrock coverage.

I have attended Highrock church for 15 years and was on staff for part of this time.

**Please submit this completed form and filing fee to the Select Board at least 21 days before your Event. Failure to provide complete information may delay the processing of your application.**

**I HAVE READ AND UNDERSTAND ALL RULES AND REGULATIONS:**

Signature: Carmen Maianu

dotloop verified  
03/13/25 8:51 AM EDT  
UZHKAHKX-BFLP-QN94

Printed name: Carmen Maianu

Printed title & Organization name: Highrock Church

Email: c

# Event Security Plan

Maianu-Cook Wedding: April 5, 2025  
Hosted at Highrock Church  
14 Mill St., Arlington, MA 02476

## Event Overview

Carmen Maianu and Bryan Cook will be hosting their wedding ceremony and reception at Highrock Church on Saturday, April 5, 2025.

## Event Space

The event will take place at Highrock Church, 14 Mill St., Arlington, MA 02476. Wine and beer will be served by a TIPS certified bartender.

## Service Restrictions

- All persons purchasing alcohol will have their age verified by a TIPS certified server.
- Alcohol will not be served to any person who appears to be intoxicated.
- If any guest appears to be intoxicated, staff will take the appropriate measures, up to and including asking the guest to leave.
- If necessary, staff will alert police to any issue that raises concerns for public safety.

## Serving Containers

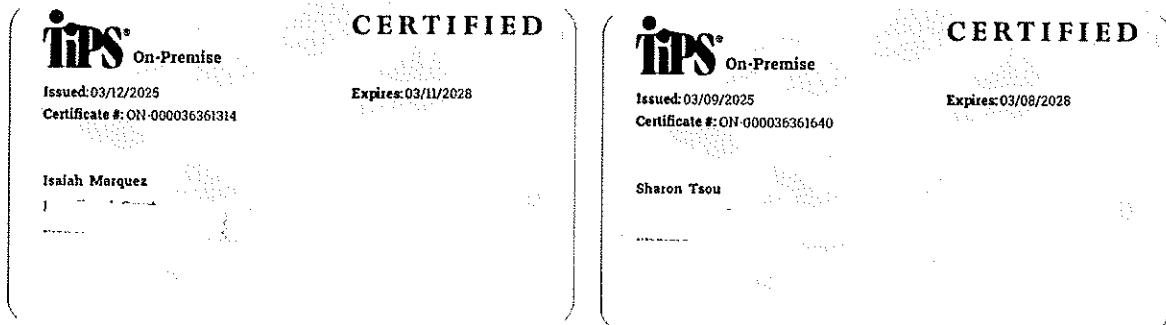
All wine will be served by the bartender in approximately 6 ounce pours into wine glasses. 12 ounce beer bottles will also be served by the bartender.

## Emergency Evacuation

In the event of an emergency, guests will be directed to leave through the main entrance or the back entrance of the building following The Mill Café fire safety plan.

## TIPS Certifications

The event manager and bartender are TIPS certified. TIPS certificates are below.





## Town of Arlington, Massachusetts

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### Board of Registrar of Voters

#### Summary:

#### ATTACHMENTS:

Type	File Name	Description
<input checked="" type="checkbox"/> Reference Material	Nominees_from_Republican_Town_Committee.pdf	References



## Submission of Arlington Republicans for Board of Registrars Appointment

**From** Donnarose Russian <[donnaroserussian@yahoo.com](mailto:donnaroserussian@yahoo.com)>

**Date** Fri 3/14/2025 3:20 AM

**To** Ashley Maher <[amaher@town.arlington.ma.us](mailto:amaher@town.arlington.ma.us)>; Caroline Kalogeropoulos <[ckalogeropoulos@town.arlington.ma.us](mailto:ckalogeropoulos@town.arlington.ma.us)>

**Cc** Nicole Sammarco <[nicole.sammarco@gmail.com](mailto:nicole.sammarco@gmail.com)>; Paul Chudigian <[pacmusicman@outlook.com](mailto:pacmusicman@outlook.com)>; Vincent Fraumeni <[vinnyfraumeni@hotmail.com](mailto:vinnyfraumeni@hotmail.com)>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Arlington Select Board Administration,

The Arlington Republican Town Committee submits the following three (3) registered Arlington Republicans to be considered for appointment to the Arlington Board of Registrars:

Nicole Belizaire Sammarco  
11 Jean Road  
Arlington, MA 02474  
[nicole.sammarco@gmail.com](mailto:nicole.sammarco@gmail.com)  
781-859-7999

Paul A. Chudigian  
26 Edgehill Road  
Arlington, MA 02474  
[pacmusicman@outlook.com](mailto:pacmusicman@outlook.com)  
339-368-0263

Vincent P. Fraumeni  
66 Pleasant Street  
Arlington, MA 02476  
[vinnyfraumeni@hotmail.com](mailto:vinnyfraumeni@hotmail.com)  
617-510-5996

Thank you for your consideration,  
Donnarose Russian, Chair  
Arlington Republican Town Committee  
775-773-8755

cc: Nicole Sammarco, Vincent Fraumeni, Paul Chudigian

## OFFICE OF THE SELECT BOARD

STEPHEN W. DECOURCEY, CHAIR  
DIANE M. MAHON, VICE CHAIR  
JOHN V. HURD  
LENARD T. DIGGINS  
ERIC D. HELMUTH



730 MASSACHUSETTS AVENUE  
TELEPHONE 781-316-3020  
FAX 781-316-3029

## TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

March 20, 2025

Nicole Belizaire Sammarco  
11 Jean Road  
Arlington, MA 02474

Re: Appointment: Arlington Republicans for Board of Registrars

Dear Nicole:

As a matter of the standard appointment procedure, the Select Board requests that you attend the Select Board meeting conducted by hybrid format, on Monday, March 24, 2025, at 7:15 p.m.

It is a requirement of the Select Board that you join this hybrid meeting. This will give the Board an opportunity to meet and discuss matters with you about the area of activity in which you will be involved.

You may attend the meeting in-person or virtually. The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted on Thursday, March 20<sup>th</sup>, at 7:00 p.m.

Please do not hesitate to contact me by e-mail, [sbadmin@town.arlington.ma.us](mailto:sbadmin@town.arlington.ma.us), if you have any questions.

Thank you.

Very truly yours,  
SELECT BOARD

A handwritten signature in black ink that reads "Ashley Maher".

Ashley Maher  
Board Administrator

Hello!

My name is Nicole Belizaire Sammarco, and I am a 57-year-old Haitian American who has called the United States home since the age of 13. My upbringing in Haiti, in a household of 10 siblings and 6 adults, instilled in me the values of love, resilience, and the importance of community. Despite the hardships of poverty and personal losses, my parents taught us to support one another through life's challenges. At 13, I moved to Somerville, Massachusetts, to live with my aunt, who had been in the U.S. for 40 years. She had returned to Haiti on a church mission trip and, recognizing an opportunity for a better future, brought me back with her. I lived with her and her two daughters for a decade, embracing my new home and the opportunities it provided.

During my senior year of high school, I became a single mother to a beautiful daughter. Determined to create a bright future for us, I pursued higher education at Wheelock College, where I earned my degree. Shortly after, I began my career as a preschool teacher in Cambridge in the early 1990s, allowing me to support my daughter and assist my family in Haiti. I later participated in business training programs, which led to a decade-long tenure at Harvard University, where I worked in hospital executive offices and cultivated meaningful professional connections.

For the past 39 years, I have dedicated myself to public service and community engagement. Regardless of where I have lived, I have actively collaborated with local leaders and state officials to address issues affecting minority communities. I firmly believe in using my God-given gifts to serve others and uphold the values of liberty, equality, and the pursuit of happiness. While I am not a politician, I deeply respect everyone's right to vote freely and participate in shaping their communities.

Giving back has always been a cornerstone of my life. I founded HAOSED and served as the president of My Brother's Keeper Center, Inc., based in Massachusetts. My family has deep roots in Arlington, where I raised my daughter, and my grandson is now growing up, benefiting from the values and opportunities this town provides.

For nearly 30 years, my family has supported Arlington High School students through the Vito Sammarco Memorial Scholarship, which honors my late father-in-law, Vito Sammarco. A dedicated educator, he served as the principal of Brackett School for 26 years. His legacy continues through this scholarship, helping students pursue higher education. My husband, David Vito Sammarco, remains deeply involved in community initiatives, continuing this tradition of service.

Despite facing health challenges that have led to a disability, I find great fulfillment in volunteering my time. I believe in the power of collaboration, the importance of listening to

one another, and treating everyone with dignity and respect. We are all in this together, and I am committed to contributing to a stronger, more connected community in Arlington.

Thank you for your time and consideration. I would be honored to volunteer and serve in any capacity where my experience and passion can be of value.

---

I look forward to connecting with you this afternoon at 1pm. As someone who has dedicated much of my life to community service, I'm reaching out to express my interest in volunteering for the Town of Arlington. With over 39 years of experience in public service and community engagement, I would be honored to contribute my skills and passion to support our town's initiatives. Below are a few areas where I believe my background could be of value:

**1. Diversity, Equity, and Inclusion (DEI) Initiatives:**

- Support efforts to promote diversity, equity, and inclusion in Arlington.
- Collaborate with local leaders to address issues affecting minority communities.

**2. Community Outreach and Engagement:**

- Assist with organizing town events, forums, and community discussions.
- Serve as a liaison between local government and underrepresented communities.

**3. Youth and Education Programs:**

- Volunteer with Arlington Public Schools, offering mentorship and support for students.
- Contribute to scholarship initiatives and educational fundraising efforts.

**4. Senior and Disability Advocacy:**

- Advocate for improved accessibility and services for seniors and individuals with disabilities.
- Provide insight into enhancing inclusivity across town programs.

**5. Public Health and Wellness:**

- Help organize health awareness campaigns and wellness programs.
- Share my personal experiences navigating healthcare and disability support systems to help improve local resources.

**6. Community Resource Support:**

- Assist in connecting residents, especially immigrant and minority communities, with local resources.
- Support initiatives aimed at improving access to housing, employment, and social services.

**7. Cultural and Heritage Programs:**

- Contribute to multicultural events that celebrate the diversity of our town.
- Advocate for greater representation of Haitian heritage and other cultures in community initiatives.

**8. Local Government Committees and Boards:**

- Offer my time to serve on town committees related to education, public health, or community relations.
- Provide input on policies that impact diverse populations.

**9. Crisis Response and Support:**

- Assist in mobilizing aid and resources during times of community crisis, whether related to public health, natural disasters, or other emergencies.

**10. Nonprofit Collaboration and Leadership:**

Offer guidance to local nonprofits on community partnerships and fundraising strategies.

Support initiatives like My Brother's Keeper or similar mentorship and youth-focused programs.

I've always believed in the power of listening, collaborating, and creating a supportive environment where everyone is treated with dignity and respect. Arlington has played a significant role in shaping my family's life, and I would be honored to give back to the community that has given us so much.

Thank you for taking the time to consider my request. I look forward to the opportunity to connect and explore ways I can serve our town this afternoon.

**Sincerely,**  
**Nicole Belizaire Sammarco**

## OFFICE OF THE SELECT BOARD

STEPHEN W. DECOURCEY, CHAIR  
DIANE M. MAHON, VICE CHAIR  
JOHN V. HURD  
LENARD T. DIGGINS  
ERIC D. HELMUTH



730 MASSACHUSETTS AVENUE  
TELEPHONE 781-316-3020  
FAX 781-316-3029

## TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

March 20, 2025

Paul A. Chudigian  
26 Edgehill Road  
Arlington, MA 02474

Re: Appointment: Arlington Republicans for Board of Registrars

Dear Paul:

As a matter of the standard appointment procedure, the Select Board requests that you attend the Select Board meeting conducted by hybrid format, on Monday, March 24, 2025, at 7:15 p.m.

It is a requirement of the Select Board that you join this hybrid meeting. This will give the Board an opportunity to meet and discuss matters with you about the area of activity in which you will be involved.

You may attend the meeting in-person or virtually. The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted on Thursday, March 20<sup>th</sup>, at 7:00 p.m.

Please do not hesitate to contact me by e-mail, [sbadmin@town.arlington.ma.us](mailto:sbadmin@town.arlington.ma.us), if you have any questions.

Thank you.

Very truly yours,  
SELECT BOARD

A handwritten signature in black ink that reads "Ashley Maher".

Ashley Maher  
Board Administrator

OFFICE OF THE SELECT BOARD

STEPHEN W. DECOURCEY, CHAIR  
DIANE M. MAHON, VICE CHAIR  
JOHN V. HURD  
LENARD T. DIGGINS  
ERIC D. HELMUTH



730 MASSACHUSETTS AVENUE  
TELEPHONE 781-316-3020  
FAX 781-316-3029

TOWN OF ARLINGTON  
MASSACHUSETTS 02476-4908

March 20, 2025

Vincent P. Fraumeni  
66 Pleasant Street  
Arlington, MA 02476

Re: Appointment: Arlington Republicans for Board of Registrars

Dear Vincent:

As a matter of the standard appointment procedure, the Select Board requests that you attend the Select Board meeting conducted by hybrid format, on Monday, March 24, 2025, at 7:15 p.m.

It is a requirement of the Select Board that you join this hybrid meeting. This will give the Board an opportunity to meet and discuss matters with you about the area of activity in which you will be involved.

You may attend the meeting in-person or virtually. The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted on Thursday, March 20<sup>th</sup>, at 7:00 p.m.

Please do not hesitate to contact me by e-mail, [sbadmin@town.arlington.ma.us](mailto:sbadmin@town.arlington.ma.us), if you have any questions.

Thank you.

Very truly yours,  
SELECT BOARD

*Ashley Maher*

Ashley Maher  
Board Administrator



## Town of Arlington, Massachusetts

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### Discussion and Approval: Alcohol Licenses Seating Capacity Minimums

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	DPCD_Memo_-_Liquor_License_Seating_Capacity.pdf	DPCD Memo - Liquor License Seating Capacity
Reference Material	Alcohol_Ballot_Questions_since_1978.pdf	Ballot Questions
Reference Material	Alcohol_Seating_Excel.pdf	Seating Data



## TOWN OF ARLINGTON

MASSACHUSETTS 02476

781 - 316 - 3090

### DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

#### MEMORANDUM

To: Stephen DeCoursey, Chair, Select Board  
Jim Feeney, Town Manager  
CC: Claire Ricker, DPCD Director  
From: Katie Luczai – Economic Development Coordinator  
Date: March 20, 2025  
RE: Office of the Select Board Alcohol Licenses and Regulations – Analyzing Seating Capacity Minimums

---

The purpose of this memo is to voice support for making changes to the Office of the Select Board Alcohol Licenses and Regulations pertaining to seating capacity minimums regarding the Consumption of Alcoholic Beverages on the Premises (for Restaurants).

When considering this memorandum, refer to Attachment A: Seating Minimums for Wine and Malt and Attachment B: Seating Minimums for All Alcohol. These attachments provide data visualizations of how seating minimums have affected the availability of licenses in comparable municipalities.

#### **Seating Capacity Minimums (Policies, Rules, and Regulations of Alcohol Licenses for Restaurants, Section 2A)**

Compared to nearby communities, Arlington's existing commercial stock is limited in its availability of large, contemporary spaces which make it easier for food establishments to meet seating capacity minimums. As of September 2024, the average size of available commercial spaces in Arlington was 1,518 square feet. Of the available spaces, the majority were less than 1,000 square feet (11 available properties). Dining areas will typically take up 60% of space in the establishment, already limiting the amount of available space for seating<sup>1</sup>. The minimum area allowance for a full-service restaurant is 15 square feet per person<sup>2</sup>. Using the minimum floor area allowance and the average space of the available commercial stock in Arlington, seating capacities could range from 60 – 75 seats. However, the actual configuration of tables and chairs often greatly reduces the occupancy load in dining areas.

It is known that running a business establishment is a financially challenging and stressful endeavor. At food establishments, alcohol provides an additional source of revenue with a much greater profit margin than that on food. Over the last few years, especially, the restaurant

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<sup>1</sup> Max Sun Group, <https://maxsungroup.com/seating-capacity-layout/>

<sup>2</sup> Chapter 3 of the 2021 International Building Code

industry has faced numerous barriers to overcome. Profit margins provided by serving alcohol can bolster an establishment's fiscal health and support continued operations.

To put Arlington's seating capacity minimums in perspective, below I outline the seating capacity minimums required for licenses in nearby communities:

Comparable Towns	Wine and Malt Seating Minimums	All Alcohol Seating Minimums
Cambridge	0	0
Melrose	0	0
Milton	0	0
Natick	0	0
Needham	0	0
North Andover	0	0
Watertown	0	0
Brookline	1	1
Lexington	18	18
Arlington	19	50
Medford	19	60
Burlington	20	30
Winchester	24	24
Woburn	25	50
Belmont	39	130

A few notes for context:

- **Milton** was a dry town until 2003. Since then, restaurant alcohol licenses have been voted on a case-by-case basis at Town Meeting for a total of 8 licenses issued. This February 2025, the town is voting to amend this process through Special Town Meeting to make licenses more easily accessible.
- **North Andover** does not have a set seating minimum. Instead, the Select Board works with the Building Department to determine what the seating capacity is for each on-premises license.
- Due to demand, **Brookline** obtained an additional 25 all-alcohol and 5 wine and malt licenses through the State Legislature in 2018.
- **Natick** designates a portion of their licenses to a Downtown District, an additional 5 licenses obtained through special legislation. They have also rescinded their seating minimum requirement.
- **Winchester** recently decreased their seating minimums from 70 seats to 24 seats.
- **Watertown** does not allow any "take out only" restaurants and thus requires seating but not a specific number. They are looking into making this change in the near future.
- **Lexington** added a new category for off-premises sales in 2024 for the sale of wine and malt beverages.
- **Burlington** decreased their seating minimums in 2021 for all-alcohol from 120 to 30 and wine and malt from 40 to 20.

- The following comparable municipalities did not provide information: **Natick, Reading, and Stoneham.**

### **Impact on Availability of Liquor Licenses**

One of the concerns in altering the minimum number of seats for all alcohol licenses is that the Town may see a rapid increase in license requests and ultimately reach the quota for all alcohol licenses thus making the prospect of opening a restaurant in Arlington less desirable. To see if there is a correlation between seating requirements and license quotas per municipality see the prepared charts, Attachments A: Seating Minimums for Wine and Malt and Attachment B: Seating Minimums for All Alcohol. *Note that not all municipalities have provided their complete quota breakdown or do not have limitations on distributing certain licenses.*

Analysis shows that there is a correlation between low or no seating capacity minimums and the availability of all alcohol liquor licenses. The lower the seating capacity minimum, the more licenses are used. Regarding wine and malt licenses, there is less correlation.

### **Current Restaurant Seating Capacities and Size of Spaces**

Of the currently issued wine and malt licenses 8 out of 15 just meet the minimum seating capacity of 19 seats, reporting their seating capacity at either 19 or 20 seats.

Despite the 15 square foot minimum floor area allowance per occupant, the average seating capacity for restaurants with 1,500 square feet of space or less is 41.8 seats. The average size of Arlington restaurants with wine and malt licenses is 1,390 sf.

### **Local Market Demand**

Through recent townwide surveys we have learned that there is a strong desire for small, unique food and wine establishments for both on and off premise consumption<sup>3</sup>. When asked what residents believe is missing, they repeatedly ask for specialty food and wine stores or markets (i.e. Pemberton Farms), wine bars, and drinking establishments that cater to young professionals.

### **Recommendation**

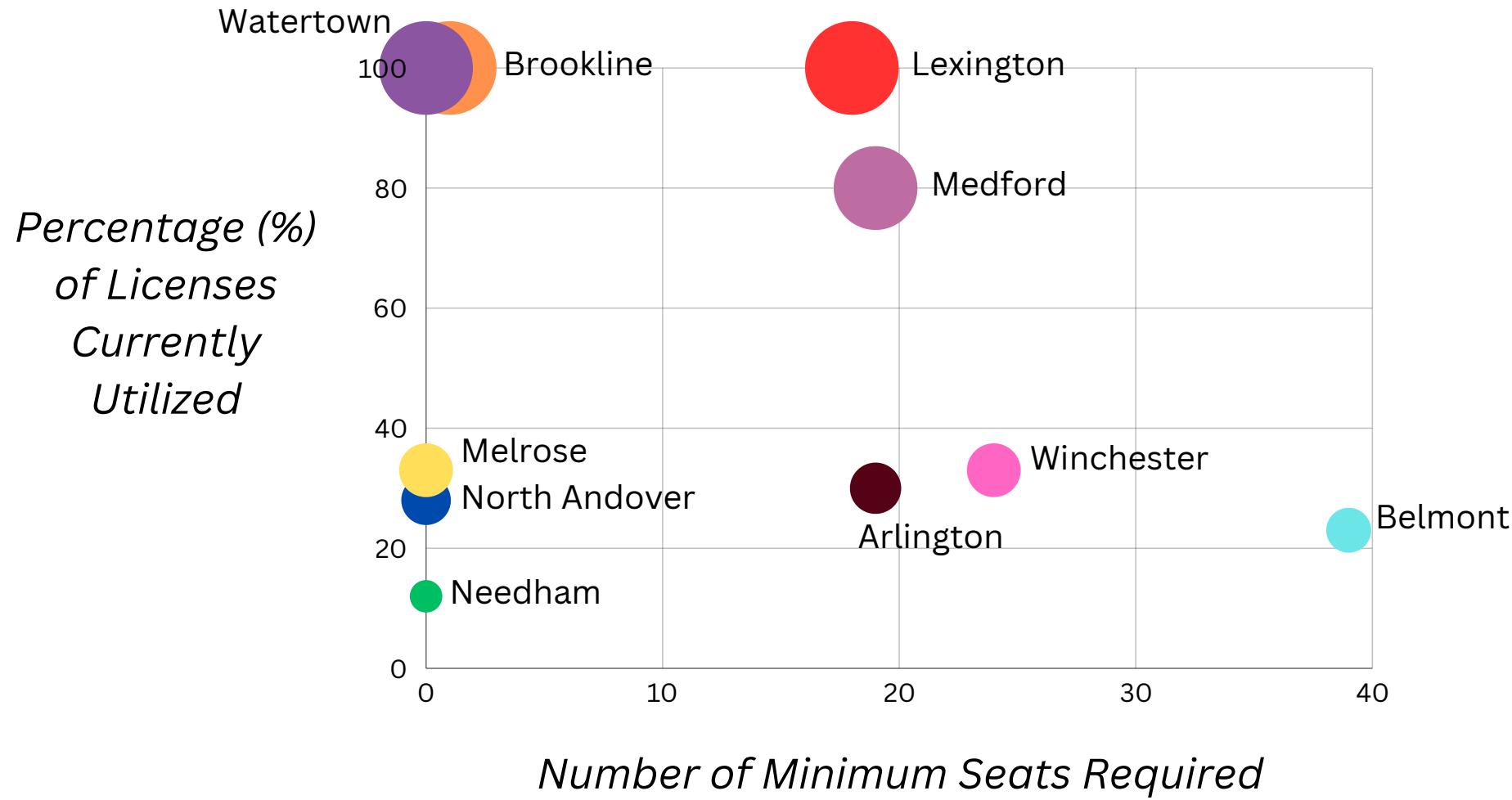
In Arlington we greatly value the wealth of food establishments we have across all three business districts. These establishments make up the fabric of our local business community. To best ensure both the continuation of our existing establishments and support the establishment of new eating and drinking establishments in Town, it is recommended the Board consider eliminating the seating capacity minimums for wine and malt licenses and reducing the seating minimum for all alcohol licenses.

Thank you for your consideration.

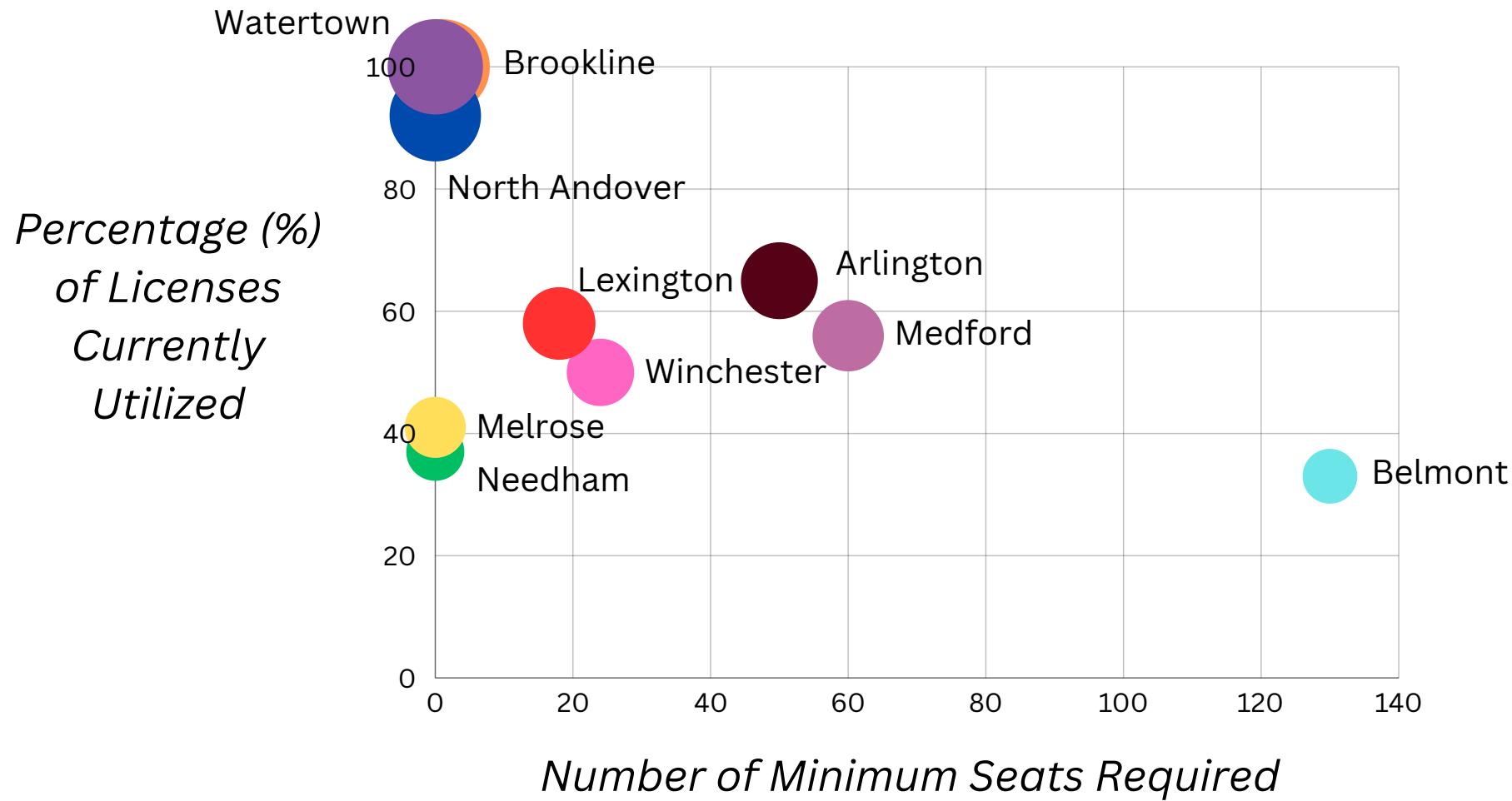
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<sup>3</sup> Envision Arlington (2024), Arlington Heights Visioning Survey (2025)

# Seating Minimums for Wine and Malt



# Seating Minimums for All Alcohol



## **Alcohol Ballot Questions in Arlington since 1978**

### **1978:**

Q1: "Shall 5 licenses be granted by this town for the sale therein of all alcoholic beverages by restaurants and function rooms having a seating capacity of not less than ninety-nine"

Passed 4093 to 3874

### **1988:**

Q1: "To prohibit carry-in of alcoholic beverages to restaurants"

Passed 3945 to 3057

Q2: "Selectmen discretion to grant exception to general prohibition of carry-in alcoholic beverages to restaurants under certain conditions"

Failed 3703 to 3033

### **1994:**

Q1: (non-binding) "shall the Board of Selectmen be authorized to grant licenses for the sale of beer and wine in restaurants"

Passed 5640 to 2390

### **2006:**

Q1a: "Shall the licensing authority in the Town of Arlington be authorized to issue up to three license for the sale of wine and malt beverages not to be drunk on the premises?

Passed 4351 to 3336

Q1B: "Shall the licensing authority in the Town of Arlington be authorized to issue up to three licenses for the sale of all alcoholic beverages not to be drunk on the premises?

Failed 3817 to 3794

Q2: "Shall the Town be authorized to grant an additional five licenses for the sale therein of all alcoholic beverages by restaurants and function room having a seating capacity of not less than 99 persons?

Passed 6231 to 1540

### **2007:**

Q1: (non-binding) "Should the Board of Selectmen be encouraged to file for home rule legislation that would grant up to three all-alcohol package store licenses?"

Failed 2965 to 2455

**2008:**

Q: (BINDING) "Shall the Board of Selectmen be granted the authority to reduce from 99 to 50 the minimum seating capacity for restaurants and function rooms for the sale therein of all alcohol beverages to be consumed on premises?"

Passed 3980 to 1294

**2009:**

Q1: "Shall the Board of Selectmen be authorized to grant an additional 5 licenses for the sale of all alcoholic beverages to be drunk on the premises in restaurants and function rooms having a seating capacity of not less than 50 persons?"

Passed 3938 to 1286

Q2: (non-binding) "Do you favor allowing the service of alcoholic beverages without food in licensed restaurants"

Passed 2686 to 2494

Q3: (non-binding) "Do you favor increasing the number of stores in Arlington licensed to sell wine and malt beverages for consumption from three to five?

Passed 2594 to 2566

Q4: (non-binding) "Do you favor allowing stores in Arlington currently licensed to sell wine and malt beverages for consumption off-premises to sell all alcoholic beverages for consumption off-premises?

Passed 2938 to 2200

**2010:**

Q4: (binding) (in the State election) "Shall the Board of Selectmen be authorized to grant up to 3 licenses for the sale of all alcoholic beverages not to be drunk on the premises in replacement of up to 3 existing licenses for the sale of wines and malt beverages not to be drunk on the premises?"

Passed

**2012:**

Q1: "Shall the Board of Selectmen for the Town be authorized to grant up to 2 additional licenses for the sale of all alcohol beverages not to be drunk on the premises?"

Passed 3958 to 2648

Q2: "Shall the Board of Selectmen of the Town be authorized to grant licenses for the sale of wines and malt beverages to be drunk on the premises in theaters with seating capacities of at least 100?"

Passed 3719 to 2897

2015

Q1: "Shall the Board of Selectmen be authorized to grant an additional five licenses for a total of twenty for the sale therein of all-alcoholic beverages by restaurants and function rooms having a seating capacity of not less than 50 persons?"

Passed 1957 to 539

2019:

Q1: "Shall the Board of Selectmen of the Town of Arlington be authorized to issue 1 additional license for the sale of all alcoholic beverages not to be drunk on the premises?"

Passed 3662 to 1434

**Common Victualler License Holders (67 Licenses) (28 w/ Alcohol License)**

Name	Address		Seats	Sq. Ft.	W/M	AA
Lucky Dragon	90	Lowell St	4	800		
Bubble Nation	456A	Mass. Ave	7	639		
Barismo	171	Mass. Ave.	8	1500		
Blue Ribbon	908-912	Mass. Ave.	12	1480		
Dunkin' Donuts	1234	Mass. Ave.	12	2800		
Northender Italian Kitchen	1345	Mass. Ave.	12	750		
Olympic Pizza House	173	Mass. Ave.	12	1120		
Venice Italian Kitchen	242	Mass Ave.	12	650		
Butternut Bakehouse	787	Mass. Ave.	14	852		
Dunkin' Donuts	101	Broadway	14	1560		
Dunkin' Donuts	369	Mass. Ave.	14	1765		
Gail Ann's Donut Shop	10	Medford St.	14	560		
Greek Habits	478	Mass. Ave.	15	800		
Fresh Pond Seafood	75	Summer St.	16	1200		
Home Taste	1312	Mass. Ave	17	1450		
Brickstone Café	309	Broadway	18	1160		
The Fat Greek	185	Mass Ave.	18	1000		
Fiesta Bites Pizzeria	1323	Mass Ave.	18	800		
La Victoria Taqueria	12	Medford St.	18	550		
Nina's Trattoria & Pizzeria	1510	Mass. Ave.	19	1050	yes	
Pasha Turkish Med.	669A	Mass.Ave.	19	1200	yes	
Thai Moon	315	Broadway	19	1500	yes	
The Roasted Granola Café	1346	Mass. Ave.	19	900		
Toraya Restaurant	795	Mass. Ave.	19	1200	yes	
Arlington House of Pizza	797	Mass. Ave.	20	1200		
Breadboard Bakery	203A&B	Broadway	20	1100		
Boon Noon Market	161	Mass Ave.	20	880		
Jose's Torta Mexicana	793	Mass. Ave.	20	2042		
Quilo's Taqueria	162	Mass. Ave.	20	1000		
Umi Sushi	474	Mass. Ave	20	752	yes	
Vintage Tea and Cake Company	677	Mass Ave.	20	879	yes	
Makalu Nepali Restaurant	352A	Mass Ave.	21	825	yes	
Starbucks Coffee Company	1465	Mass. Ave.	21	1465		
Dunkin' Donuts	21	Summer St.	22	2000		
Otto	202	Mass. Ave	28	1255	yes	
Prep Neighborhood Kitchen	1367	Mass Ave.	29	1092	yes	
Woori	9A-9B	Medford St	35	601		
Classic Café	1313	Mass. Ave.	46	890		
Andrina's Pizzeria	1060	Mass. Ave.	50	2100		
Kick Stand Café	594	Mass. Ave.	50	2800		
Sono	469	Summer St	50	1807		yes
Thai Sticky Rice	1377	Mass Ave.	50	1425	yes	
Zhu Garden	166	Mass. Ave.	50	1500	yes	
Acitron Mexican Bistro	473	Mass. Ave.	56	1750		yes
Fusion Taste	303A-305	Broadway	60	2400		yes

**Common Victualler License Holders (67 Licenses) (28 w/ Alcohol License)**

<b>Name</b>	<b>Address</b>		<b>Seats</b>	<b>Sq. Ft.</b>	<b>W/M</b>	<b>AA</b>
Homewood Suites, LTD.	1	Mass. Ave.	60	600		
Noodle Market	470-472	Mass. Ave.	60	1300	yes	
Scutra	92	Summer St.	60	838		yes
Szechuan's Dumpling	1360	Mass. Ave.	68	2300	yes	
Heights Pub	1314	Mass Ave.	75	2100		yes
Mr. Sushi	693	Mass. Ave.	80	3000	yes	
Arlington Restaurant & Diner	134	Mass. Ave.	82	1291		yes
Caffé Nero	311-321	Broadway	85	5579		
Za	138	Mass.Ave.	87	1400	yes	
Tryst	689	Mass. Ave.	99	3766		yes
Zomsa	434-436	Mass Ave.	107	2500		yes
Tatte Bakery and Café	645	Mass Ave.	111	3400		
The Mill Café	14	Mill St.	120	3600		
Town Tavern	193-201	Mass. Ave.	120	3423		yes
Menotomy Grill & Tavern	25	Mass. Ave.	145	4500		yes
Punjab Fine Indian Cuisine	485-487	Mass. Ave.	150	5406		yes
Donut Villa Diner	319	Broadway	195	5244		yes
Jimmy's Steer House	1111	Mass. Ave.	99+			yes
D'Agostino's	1297	Mass. Ave.				
Starbucks Coffee Company	327	Broadway				
Whole Foods	808	Mass. Ave.				
Winchester Country Club	468	Mystic St.				yes

**Wine and Malt (15 Licenses Issued / Unlimited)**

Name	Address		Seats	Sq. Ft.
Makalu Nepali & Indian Cusine	352A	Mass. Ave.	21	825
Mr. Sushi	693	Mass. Ave.	80	3000
Nina Trattoria & Pizzeria	1510	Mass. Ave.	19	1,050
Noodle Market	470-472	Mass. Ave.	60	1,300
Otto	202	Mass. Ave.	28	1,255
Pasha Mediterranean	669A	Mass. Ave.	19	1200
Prep Neighborhood Kitchen	1367	Mass. Ave.	29	1092
Szechuan's Dumpling	1360	Mass. Ave.	68	2300
Thai Moon	315	Broadway	19	1500
Thai Sticky Rice	1377	Mass. Ave.	50	1425
Toraya	795	Mass. Ave.	19	1200
Umi Sushi	474	Mass. Ave.	20	752
Vintage Tea and Cake Company	677	Mass. Ave.	20	879
Za	138	Mass. Ave.	87	1400
Zhu's Garden	166	Mass. Ave.	50	1500

**All Alcohol (13 Licenses Issued / 20 Allowed)**

Name	Seats	Sq. Ft.	Address	
Acitron	56	1,750	473	Mass Ave
Arlington Restaurant & Diner	82	1,241	134	Mass Ave
Donut Villa Diner	195	5,244	319	Broadway
Fusion Taste	60	2,400	303A-	Broadway
Jimmy's Steer House	99+		1111	Mass Ave
The Heights Pub	75	2,100	1314	Mass Ave
Menotomy Grill & Tavern	145	4,500	25	Mass Ave
Punjab Fine Indian Cuisine	150	5406	485-487	Mass Ave
Scutra	60	838	92	Summer St
Sono	50	1,807	469	Summer St
Town Tavern	120	3,423	193-201	Mass Ave
Tryst	99	3,716	689	Mass Ave
Zomsa	107	2500	434-436	Mass Ave

## Data

Category	# Issued	Town Quota	ABCC Quota
All Alcohol	13	20	50*
Wine & Malt	15	Unlimited**	n/a

Key
AA: All Alcohol
CV: Common Victualler
W/M: Wine & Malt

% Reduction	AA Seat Min's	CV's Eligible	(excluding A.A. holders)
0%	50 (current)	12	
10%	45	13	
20%	40	13	
30%	35	14	
40%	30	15	
50%	25	17	
60%	20	27	
70%	15	39	
80%	10	48	
90%	5	50	
100%	0	67	

% Reduction	AA Seating Min's	W/M Holders Eligible
0%	50 (current)	6
10%	45	6
20%	40	6
30%	35	6
40%	30	6
50%	25	8
60%	20	11
70%	15	15
80%	10	15
90%	5	15
100%	0	15

\* The Alcoholic Beverages Control Commission allows for Arlington to issue up to 50 all-alcohol on-premise licenses only if the Town approved a quota of 50 licenses. This is based on Arlington's population in 2024 (The quota for 2025 has not been released yet). The Select Board is only allowed to issue up to 20 AA licenses due to the Town setting the quota at 20. An increase of the Town's quota historically has been done by home rules and then ballot questions.

\*\* The 1993 Annual Town Meeting approved Arlington's on-premise wine and malt licenses to be exempt from all state and local quotas thus making licenses unlimited.



## Town of Arlington, Massachusetts

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### Discussion and Approval: Overnight Parking Pilot

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	PARKING_POLICIES_AND_REGUL_2025_Pilot_v7.pdf	Parking Policy and Regulation

**TOWN OF ARLINGTON  
MASSACHUSETTS  
SELECT BOARD**

**PARKING POLICIES AND  
REGULATIONS**



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## **Select Board Duties and Responsibilities & Other Parking Personnel**

The Select Board serves as the Traffic and Parking Commissioners for the Town under the General Laws, setting all policies within the discretion afforded to local governments. Broadly defined, “parking” rules and regulations are multi-tiered; including state laws, Town bylaws, and Board issued regulations known as “Traffic Rules and Orders.” However, the majority of parking rules and regulations of significance for day-to-day residential and business concerns are set forth in Article “V” of Traffic Rules and Orders (available on the Town website).

While the Police Department is charged with enforcing most parking rules and regulations, the Board is charged with appointing and supervising a Parking Clerk to oversee the day-to-day processing of parking tickets pursuant to G.L. c. 90 §§20A and 20A ½. Said Parking Clerk may hire or designate such staff as necessary to effectively carry out the duties of the Clerk. At present, the Parking Clerk receives a \$20,000 stipend for him or herself. While the Parking Clerk maintains independence in all of his or her duties in such position, it must be noted that as Parking Clerk, he or she reports to the Select Board who are the Parking Commissioners. Tradition in Arlington is that the Town Treasurer is appointed as Parking Clerk on a term concurrent with the Treasurer position.

***Note: From August 1, 2023 through June, 2025, the Town will conduct an Overnight Permitted Parking Trial to help determine the extent to which there is a greater demand for on-street overnight parking and whether we can harmoniously accommodate that demand. Those with current exemptions will not be affected by the trial.***

## **Snow Operations & Snow Emergencies**

No waivers will be granted during snow emergencies, in snow removal operations as defined by Public Works, or when other parking restrictions are in place. This will allow Public Works to conduct their snow removal operations more effectively. This applies to all residents; *even those with parking permits must be off the street.* You can read more about Snow Emergency Declarations on the Snow & Ice Information page on the Town’s website.

Both the online Overnight Parking Waiver System and the Hotline will not be in service during these times. If you previously were granted a waiver, it will automatically be null and void and you may not necessarily be alerted of this fact. To be alerted of snow emergencies via email, you can subscribe to “Town of Arlington Notifications” at [Arlingtonma.gov/subscriber](http://Arlingtonma.gov/subscriber).

## **Appeal a Parking Ticket**

If you have received a parking ticket and want to appeal it, you can find more information on our website.

## **Report Habitual Overnight Parking**

To report habitual overnight parking complaints, please email information about the car, the

address it is parked at, and how many nights to: [parkingcomplaints@town.arlington.ma.us](mailto:parkingcomplaints@town.arlington.ma.us)

## I. Overnight Parking

There is an On Street Overnight Parking Ban: Between the hours of 1:00 A.M. to 7:00 A.M. no vehicles shall be allowed to park on any public street in the Town for more than one (1) hour, unless such parking is for good cause as determined and authorized by the Arlington Police Department (Police Chief, or in their absence, the on-duty Senior Superior Officer/Shift Commander) and/or the Select Board.

Furthermore, residents with permanent disabilities and/or demonstrated economic hardship warrant exemption from the parking ban where sufficient immediate access to overnight parking resources is unavailable to them.

Thus, the Town recognizes distinct categories of circumstances where a resident may need an:

- Overnight parking waiver provided by the Police Department for short-term parking relief
- Discretionary overnight parking permit provided by the Treasurer's Office or Office of the Select Board for long-term or short-term parking relief
- Overnight parking exemption permits provided by the Select Board Office for long-term parking relief for qualifying disabled and/or low-income residents.

### *A. Short-term Overnight Parking Waivers (Note: Short-term waivers are not affected by the trial.)*

An overnight On-Street Parking Waiver (Temporary/Maximum 14 per calendar year) is provided by the Police Department with no fee for any of the following circumstances:

- Expecting an overnight guest
- Disabled motor vehicle
- For a driveway out of service (Note: contact the Inspectional Services office at 781-316- 3390 for a pod, dumpster, or other building related circumstances).

#### ***To Request an Overnight Parking Waiver from the Arlington Police Department:***

1. Make a Request online at: [www.arlingtonma.gov](http://www.arlingtonma.gov) via the Request/Answer Center

(login required).

- Select Make a Request
- Select “Overnight Parking Request” (login or create an account) and fill out form; or

2. Call the Overnight Parking Request Hotline at 781-316-3960.

3. Overnight Parking Waiver requests require the following information:

- Address (your address, car must be parked in front of your house), car registration #, and State.
- Phone number (to best reach you)
- Email address
- Reason (one of three only: overnight guest, disabled vehicle, driveway maintenance)
- Date of Request (Note: Saturday at 10:00 P.M. is the latest you can request a parking waiver for Sunday 1:00 A.M. to 7:00 A.M., and so on)

4. If you submit your Overnight Parking Request before the deadline, your waiver will automatically be approved, unless you have previously used your 14 per calendar year waivers.

***NOTE: Waivers are at the discretion of the Arlington Police Department***

These limited Overnight Parking Waivers are approved at the discretion of the Arlington Police Department (APD) and are granted as a courtesy for the above-mentioned circumstances. The APD feels these guidelines will be sufficient for most residents and provides a balance between upholding the overnight parking bylaw and providing some relief to residents. This process will also eliminate abuses of this courtesy and allow police dispatch to focus on emergency calls and other higher priority tasks. If you have an extenuating circumstance not listed above, please contact the Office of the Select Board at 781-316-3020.

***B. Short-term & Long-term Discretionary Overnight Permits: Temporary and Annual  
(Note: Discretionary Overnight Permits are not affected by the trial.)***

Discretionary Permits to Park Overnight in Arlington, either in Municipal Lots and On-Street, are provided to those residents who cannot otherwise accommodate demonstrable parking needs either because they warrant long-term relief for a more specifically tailored long-term circumstance other than a qualifying exemption.

“On-Street Permits” are generally limited to residents who specifically require parking at or near their residence because of an articulable and urgent need.

1. Discretionary Municipal Lot Parking Overnight Permits are provided by the Treasurer’s Office for a fee for residents who do not have permanent off-street parking available for all vehicles in their household. Residents are advised that there is limited space in municipal lots, and conditions and limitations apply.
2. Discretionary Overnight On-Street Parking Permits (short-term and long-term) are provided by the Select Board for the following limited circumstances:
  - a. Engineering impossibilities for having a driveway (permanent)  
Example: utilities running through property disallowing construction.
  - b. Medical Services (temporary and permanent)  
Example of temporary: Hospice care and rehab care  
Example of permanent: Daily medical care
  - c. Driveway construction (temporary)  
Example of temporary: driveway and/or side walls being built
  - d. Non-exempt Extenuating circumstances (temporary and permanent)  
Example of temporary: family living arrangement transitions  
Example of permanent: family living arrangement for safety (i.e., restraining order)

On-street permits are valid only for space immediately in front of or adjacent to the permit holder’s residence.

***To Request Regular Overnight Parking Permit in a Municipal Lot:***

- Buy permits at the Treasurer’s Office with proof of Arlington residence for one of multiple municipal lot locations (see attached Parking Map).

The fee is \$365.00 annually and prorated every three (3) months.

***To Request a Discretionary On-Street Permit (Long-term or temporary):***

- Request in writing to the Select Board’s Office. This request will be processed and the applicant will be scheduled as an agenda item within four

(4) to six (6) weeks after submittal.

Inspection reports will be requested from Police and Fire Departments for recommendations and input may be sought from the Safety Officer and Parking Clerk if necessary.

The fee is \$160.00 for an annual permit the initial year and renewable yearly for \$75.00.

**C. Long-term Overnight Exemption Permits (Note: Overnight exemption permits are not affected by the trial.)**

Permits to Park Overnight in Arlington, either in Municipal Lots or On-Street are provided to those residents who cannot otherwise accommodate demonstrable parking needs. “On-Street Permits” are generally limited to residents who specifically require parking at or near their residence, usually because of an identifiable disability or other pressing need.

Residents qualifying for exemption permits based upon a disability will be afforded on-street parking permits at no-cost.

Residents qualifying for exemption permits based upon economic hardship will be afforded municipal lot or on-street parking permits at no cost depending upon the reasonable proximity of lots, availability, and other as otherwise merited by cause.

All on-street permits are valid only for space immediately in front of or adjacent to the permit holder’s residence as identified by the Board Office.

**To Apply for an Overnight Parking Exemption Permit:**

- Request in writing to the Select Board’s Office. This request will be administratively processed to ensure qualification for exemption with recommendations from the Police and Fire Departments, including the Safety Officer, but without requiring appearance at a public hearing.
- For applicants claiming an exemption on the basis of disability, written proof of qualification may be demonstrated by proof of registration of a handicap parking plate, handicap placard, enrollment in SSDI (demonstrated by a disability benefits letter), or a letter identifying the resident as disabled on a physician’s/medical professional’s letterhead stationary.

- For applicants claiming an exemption on the basis of economic hardship, written proof of hardship may be demonstrated proof of eligibility for SNAP, Medicaid, SSI, or other eligibility for need-based assistance which demonstrates income below 80 % AMI.
- Information submitted for exemption qualifications will be kept confidential to the maximum extent allowed by law.
- Denial of qualification for exempt status may be appealed to the Select Board.

#### ***D. Non-Discretionary On-Street Overnight Parking***

During the trial, the Town will issue up to 125 additional (beyond those granted in the sections above) “non discretionary” permits on a first-come-first serve basis to those who wish to park on-street overnight.

- The permits will cost \$150 and will be pro-rated at \$30/month for a minimum of 3 months (\$90)..
- The holder of the overnight permit will be able to park on the street in front of or adjacent to their residence, and the holder will have a reserved spot in one of the municipal lots. The holder of the permit will be expected to use the reserved spot in a lot when there is street cleaning or a snow emergency.
- Economic hardship exemptions from the fees will be available to those who meet the qualifications.
- Inspection/safety reports may be requested from Police and Fire Departments for recommendations, and these reports may take up to six (6) weeks to process.

***To request a non-discretionary overnight permit, contact the Select Board Office via phone or email and provide the following info:***

- Address
- Car registration # and State

- Phone number (to best reach you)
- Email address
- Reason for requesting the permit (optional & will not affect ability to get a permit)

Telephone: 781-316-3020

Email: [sbadmin@town.arlington.ma.us](mailto:sbadmin@town.arlington.ma.us)

Please note the that following restrictions apply to the non-discretionary, on-street overnight parking permits granted during the trial period:

- Only one (1) permitted will be granted per household
- Only two (2) permits will be granted for each apartment building, and these permits are granted on a first-come-first-serve basis

Unless otherwise determined by the Select Board, after March 31, 2025, we will not issue non discretionary overnight parking permits for the duration of the trial period. By June 30, 2025, the Select Board will determine if/when to resume the pilot or to change the overnight parking policy to allow non-discretionary permitted overnight parking at rate that may differ from \$365/year and that may have other conditions that are different than those during the trial. If the trial resumes or there is a different trial or there is a change in the Town's overnight parking policy, a new permit will have to be acquired or the permit issued during the trial will have to be renewed; otherwise, any non-discretionary permit granted during the trial will become invalid on June 30, 2025.

## **II. Day Time Parking (Note: Day Time Parking Permits are not affected by the Overnight Parking Trial)**

No person shall park a vehicle for a period of time longer than two hours, unless otherwise noted, between the hours of 8:00 A.M. and 6:00 P.M. on all week days on any of the streets or parts of the streets herein designated by this Section or as may hereafter be fixed by the Select Board, or by posted sign, on any day. This restriction shall not apply on Sundays or during the hours of legal holidays during which business establishments are required by law to remain closed.

The Select Board adopted the Arlington Center Parking Management Plan. Single space parking meters have been installed on the streets throughout Arlington Center, and multi-space meters have replaced the old meters in Russell Common and Railroad Street parking lots. At the Robbins Library, a multi-space meter has been installed in the side lot, while single space meters were installed across from the front door of the Robbins

Library. Single space meters allow for the first 15 minutes free, while a multi-space meter does not. All meters are effective Mon-Sat from 8 a.m. to 8 p.m. and accept credit cards with a \$1.00 minimum.

- Single space parking meters: \$1/hour, 4-hour limit, with the first 15 minutes free (on street and across from the front door of the Robbins Library).
- Multi-space meters at the Russell Common and Railroad Street: \$.50/hour, no time limit.
- Multi-space meter at the Robbins Library parking lot: \$1/hour, 4-hour time limit

The Town recognizes there are a few circumstances where a resident may need a day time parking permit.

(a) Municipal Lot Day Time Parking Permit:

Buy permits at the Treasurer's Office with proof of Arlington residence or Arlington employment for one of the municipal lot locations (see attached Parking Map). The fee is \$50.00 monthly.

(b) On Street Day Time Parking Permit (temporary):

Request in writing to the Office of the Select Board. This request will be processed by the Office with input from the Safety Officer and Parking Clerk when necessary. The fee is determined on an individual basis per circumstance.

(c) On Street Day Time Parking Permit (permanent):

Request in writing to the Office of the Select Board. This request will be processed and scheduled as an agenda item within four (4) to six (6) weeks after submittal. Inspection reports will be requested from Police and Fire Departments for recommendations. The fee is \$160.00 for the initial year and renewable yearly for \$75.00.

### **III. Regulations in Municipal Public Parking Places**

All existing statutes, rules, orders, or regulations relative to the operation or use of vehicles shall apply insofar as they are applicable to Municipal Parking Places leased, owned, or in any way under the control of the Town.

**TRANSFERRING MERCHANDISE IN MUNICIPAL PUBLIC PARKING PLACES IS PROHIBITED** – No vehicle used or designed for the transportation of goods, wares, or merchandise shall park or stop in any parking area owned, leased or in any other

way under the control of the Town for the purpose of loading or unloading, exchanging or transferring from or to said vehicle, goods wares or merchandise.

*For more information, please see the Town Bylaws and Traffic, Rules, and Orders.*

## **IV. Residential Handicap Parking Sign**

### **Purpose of Handicap Parking Space**

The Town may grant a designated on-street handicap parking space to a resident who can demonstrate that the granting of such a space will increase their ability to access/egress their home, given that a demonstrated and substantial hardship exists. Handicap spaces are for anyone with a handicap plate or placard - they are not reserved parking spaces.

### **Application Eligibility**

In order to apply for a residential handicap parking sign, a resident must possess a Handicap Plate or Placard, issued by the Massachusetts Registry of Motor Vehicles.

### **The Review Process**

After a resident has filed an application for a designated handicap parking space, representatives of the Police Department will review the actual site. Based upon this review, they will make a recommendation to the Select Board as to whether to grant the sign. The recommendation will be based upon the following criteria:

### **Off-Street Parking**

- Does the applicant's residence, whether rented or owned, have off-street parking, and if not, is it structurally feasible for off-street parking to be constructed?
- Can structural improvement be made to already available off-street parking to improve accessibility?
- If off-street parking exists, how many cars in depth and in length can park in the driveway or garage?
- Does the applicant rely upon the use of mobility apparatus, i.e., wheelchair lift or oxygen tank that renders existing parking inadequate? Applicants need not necessarily make use of such apparatus to be granted a designated space.
- Will the requested space provide the most direct and convenient access between home and car?
- If the applicant is the property owner and resident in a multiple unit building, are a certain number of off-street spaces included in their tenant's lease?

- If the applicant is a tenant, does the property owner provide off-street parking in the lease?
- Is the applicant's street consistently congested and likely to present on-going difficulty to the applicant in finding on-street parking?

**Public Safety:**

- Does the granting of the designated space alter the existing ability of fire apparatus to access the area?
- Will the designated space adversely impact the existing traffic flow?

**Application Process**

Residents desiring a residential handicap parking permit should complete the application and return it to the Office of the Select Board. Within a two-week time period, the Police Department will make a recommendation to the Select Board as to whether the space should be granted. If the recommendation is in support of granting the space, the matter will be placed on the agenda of the next regularly scheduled meeting of the Select Board. The applicant or a representative is required to appear before the Select Board. **Please note that the permit does not allow for on street overnight parking. It is also noted that the vehicle must be removed during “Snow Emergencies”.**

**Appeal Process**

If the recommendation is against granting the space, the applicant will receive a notice of such with a copy of the adverse recommendation. At this time the application is considered to have been denied. In the event that the applicant wishes to appeal the decision of the Police Department, the applicant may send written correspondence to the Town's Americans with Disabilities Act (ADA) Coordinator. This correspondence should outline the reasons why the applicant disagrees with the adverse recommendation of the Police Department. Within a two-week time period the ADA Coordinator must inform the applicant as to whether he/she supports the decision of Police Department.

If the ADA Coordinator supports the adverse recommendation then the application is denied. The Select Board will then receive a complete copy of the application, the Police Department report, and the ADA Coordinator's report.

If the ADA Coordinator is in disagreement with the Police Department, then the ADA Coordinator will convene a meeting with the Police Department to determine if any other options meet the approval of the Police Department. If the result is the placement of a sign, then the matter is placed before the Select Board at their next regularly scheduled meeting for approval; the applicant is not required to attend this meeting. If

no agreement is reached between the Police Department and the ADA Coordinator, a special meeting of the Select Board's Parking Subcommittee will be convened for the purpose of resolving the matter.

In all circumstances the Select Board as an amendment to the traffic rules and orders must approve the placement of a sign.

### **Review of Permit**

All signs will be subject to an annual review by the Police Department and approval by the Select Board. In the event that the applicant has moved from the premises the Town will immediately remove the sign.

## **V. Private Way Parking**

Parking on private ways is controlled by abutting property owners. Pursuant to the requirements of G.L. c. 266 sec. 120D, said property owners may object to others parking on the portion of the private way abutting their homes, but must both notify the person or persons parking without their consent of their objection, and notify appropriate police department staff of their intention to have a vehicle removed before any parked vehicle may be towed.

Property owners abutting private ways are encouraged to read and understand their obligations and potential liabilities under sec. 120D before having any vehicles towed.

## **VI. Penalties**

The established fines for parking violations are:

Meter (expired or no voucher):	\$15.00
Overtime Parking:	\$15.00
Not within designated parking area:	\$15.00
Wheels over 12" from curb:	\$15.00
Wrong direction parking:	\$15.00
Improper angle parking:	\$15.00
All night parking (over 1 hr. between 1 a.m.-7 a.m.)	\$25.00
Sidewalk	\$25.00
Restricted area	\$25.00
Double parking:	\$25.00
Within 20' of intersection:	\$25.00
Crosswalk	\$25.00
Bus stop	\$100.00
Taxi Cab Stand	\$25.00
Hydrant (within 10')	\$100.00
Obstructing driveway	\$25.00
Obstructing private way	\$25.00

Failing to leave an unobstructed 10' lane of traffic	\$25.00
Alongside or opposite any street excavation that would obstruct traffic	\$25.00
Interference with plowing or removal of snow and/or ice	\$25.00
Fire lane	\$25.00
Handicap/Ramp	\$200.00



## Town of Arlington, Massachusetts

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### For Approval: Notice of Activity and Use Limitation (AUL) and Grant of Easement for Arlington High School Portion of the 51 Grove Street Site, RTN 3-4241

#### Summary:

Thomas Fiore, Preti Flaherty; Thor Helgason, Charles Myette, Arlington Remedial Action Settlement Trust

#### ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/> Reference Material	Grove_St._-Arlington_High_School_-_Grant_of_Easement_and_Restrictions.pdf	Grant of Easement and Restrictions
<input type="checkbox"/> Reference Material	AUL_Compiled_Link.pdf	AUL Compiled Link

## **GRANT OF USE RESTRICTIONS AND ACCESS EASEMENT**

This Grant of Use Restrictions and Access Easement (this “Grant”) is made as of this \_\_\_\_ day of \_\_\_\_\_, 2025, by and among the TOWN OF ARLINGTON, a municipal corporation organized under the laws of the Commonwealth of Massachusetts, acting by and through its Select Board (the “Town”), HONEYWELL INTERNATIONAL INC., a corporation organized under the laws of the State of Delaware (“Honeywell”), BOSTON GAS COMPANY, a gas company organized under the laws of the Commonwealth of Massachusetts (“Boston Gas”), and MASSACHUSETTS ELECTRIC COMPANY, an electric company organized under the laws of the Commonwealth of Massachusetts (“MEC,” and together with Boston Gas and Honeywell, the “Industrial Parties”). The Town, Honeywell, Boston Gas and MEC are referred to herein as the “Parties” or “Party,” as dictated by the context.

WHEREAS, the Town is the owner of certain land, with the buildings and other improvements located thereon, known as and numbered 869 Massachusetts Avenue, Arlington, Massachusetts, more commonly referred to as Arlington High School, as more fully described in Exhibit A attached hereto, pursuant to (i) Deeds recorded with the Middlesex South District Registry of Deeds (the “Registry”) in Book 3886, Pages 285, Book 3886, Page 286, Book 3886, Page 287, Book 3886, Page 288, Book 3886, Page 290, Book 3886, Page 291, Book 3886, Page 292, Book 3928, Page 361, Book 8136, Page 360, and Book 12876, Page 6; and (ii) Takings by the Town of Arlington recorded with the Registry in Book 5371, Page 351, Book 12709, Page 513, and Book 12765, Page 405 (collectively, the “AHS Property”);

WHEREAS, the Town and the Industrial Parties entered into a Settlement Agreement dated May 2, 2001, as amended and modified by the First Amendment to Settlement Agreement dated August 19, 2004 and letter agreements dated December 22, 2004, July 2005 and May 18, 2007 (collectively, as amended, the “Settlement Agreement”);

WHEREAS, pursuant to the Settlement Agreement, the Industrial Parties conducted extensive response actions at the AHS Property in accordance with M.G.L. c. 21 E and the regulations promulgated thereunder at 310 CMR 40.0000 known as the Massachusetts Contingency Plan (“MCP”);

WHEREAS, as part of the Settlement Agreement, the Town consented to the filing of an Activity and Use Limitation (“AUL”) on a portion of the AHS Property, which is being recorded herewith (the “AHS AUL”), and which portion of the AHS Property that is subject to the AHS AUL being more particularly described in Exhibit A-1 attached hereto; and

WHEREAS, Section 6.4 of the Settlement Agreement requires the Town to execute and deliver this Grant to the Industrial Parties simultaneously with the execution of the AHS AUL;

NOW, THEREFORE, in consideration of the foregoing recitals and mutual agreements, which are incorporated herein by reference and for Ten Dollars (\$10.00) paid, the receipt and sufficiency of the consideration being agreed to by the Parties, the Industrial Parties agree and the Town covenants and agrees as follows:

**I. AUL.**

A. Placement of AUL on Portion of the AHS Property. Simultaneously with the execution and recording of this Grant, the Town has executed and recorded the AHS AUL in accordance with Section 6 of the Settlement Agreement.

B. Compliance with AUL. The Town shall comply, and each successor in title to all or a portion of the AHS Property shall be deemed, by virtue of becoming such a successor, to agree to comply, with the terms and conditions of the AHS AUL and any applicable soil management plan and health and safety plan. The Town and each successor in title to all or a portion of the AHS Property shall be liable for any and all damages or costs imposed (including attorneys' fees if the Industrial Parties prevail in any action against the Town or the Town's successor in title) or additional work necessary due to such failure to comply.

**II. Use Restrictions.**

A. Use Restrictions on AHS Property. The Town, and each such successor in title to the Town's interest in the AHS Property, hereby covenants and agrees, for the benefit of the Industrial Parties and each Industrial Party's successors that the portion of the AHS Property subject to the AHS AUL shall not be used for any of the following uses:

- (i) Activities and/or uses which may cause physical or chemical deterioration, breakage, or structural damage to the Engineered Barriers ("EBs") and/or Direct Contact Barriers ("DCBs"), such locations being identified in Exhibit E to the AHS AUL, except for those allowed activities and uses specified in Paragraphs 1(iii), 1(vi), 1(vii), 1(viii) and 1(ix) of the AHS AUL;
- (ii) Relocation of contaminated soils located deeper than two feet to a shallower depth unless such activity is first evaluated by a Licensed Site Professional (LSP)(as defined in the MCP) who renders an Opinion (as defined in the MCP) which states that such relocation is consistent with maintaining a condition of No Significant Risk (as defined in the MCP);
- (iii) Activities or uses which are likely to involve the removal and/or disturbance of the soil deeper than two feet below grade surface with the exception of those allowed activities and uses specified in Paragraphs 1(iii), 1(vi), 1(vii), 1(viii) and 1(ix) of the AHS AUL;

- (iv) Activities that require the use of heavy equipment for work conducted over the DCBs, EBs or within the track, athletic fields, and grassed areas with greater than a 42-psi ground contact pressure for tires and crane/backhoe out-riggers, or that cause ruts of greater than 6-inches in depth, with the exception of those allowed activities and uses specified in Paragraphs 1(iii), 1(vi), 1(vii), 1(viii) and 1(ix) of the AHS AUL;
- (v) Residential uses, including but not limited to, one family or two-family dwellings, apartments, tenement houses, condominiums or town houses, mobile homes, lodging houses, nursing or rest homes, or dormitories;
- (vi) Commercial uses, including but not limited to retail establishments;
- (vii) Expansion of the day care outdoor play areas as shown on Exhibit E of the AHS AUL (with the exception of recreational use of athletic fields) as of the date of the filing of the AHS AUL, unless said expansion or construction is implemented pursuant to Paragraph 1(vii) of the AHS AUL;
- (viii) Industrial uses;
- (ix) Agricultural uses, including, but not limited to subsurface tilling and planting of gardens or crops for human consumption;
- (x) Any use or activity that may involve direct ongoing contact to the soil deeper than two feet below grade surface with the exception of activities described in Paragraphs 1(iii), 1(vi), 1(vii) and 1(ix) of the AHS AUL; and
- (xi) Use of groundwater for potable or non-potable purposes

The restrictions set forth in this Section II.A. are identical to the restrictions in the AHS AUL at Paragraph 2 and are collectively referred to herein as the “AHS Property Use Restrictions.”

B. Industrial Parties’ Reliance on Use Restrictions. The Parties acknowledge and agree that the AHS Property Use Restrictions are reasonably necessary to protect present and future human health and safety and the environment, are of actual and substantial benefit to the Industrial Parties, and the Industrial Parties relied upon the Town’s obligation to grant the AHS Property Use Restrictions in conducting response actions at the AHS Property.

C. Modification to Use Restrictions and AUL. In the event the Town seeks to use the AHS Property for any activity or use that would violate one or more of the AHS Property Use Restrictions and/or the AHS AUL, the Town and the Industrial Parties may enter into a separate agreement to govern the terms of such modified use of the AHS Property if such modified use is amenable to both Parties at the time. The Town and its successors in title agree not to terminate or modify the AHS AUL unless and until the Town has complied with this section of this Grant.

D. Remedies for Non-Compliance. If the Town or its successor in title, as applicable, fails to comply with the AHS Property Use Restrictions or AHS AUL, the Industrial Parties, at

their sole discretion and without obligation, may voluntarily elect one or more of the following remedies with respect to the Town, or its successor in title, as applicable: Massachusetts Department of Environmental Protection (“MassDEP”) enforcement of the AHS AUL or any AHS Property Use Restriction established under this Grant and governed by the MCP or other applicable MassDEP regulations; injunctive relief (without any necessity of showing irreparable harm to obtain such injunction); specific performance; monetary damages; and, any and all other remedies that may be available to the Industrial Parties, at law or in equity.

E. Term of Use Restrictions. Unless otherwise terminated or modified in accordance with this Grant, by law or otherwise, the AHS Property Use Restrictions shall expire thirty (30) years from the date of this Grant, unless extended for successive twenty (20) year periods pursuant to and in accordance with M.G.L. c. 184, Sections 27 and 29. In furtherance thereof, the Town on behalf of itself and its successors and assigns, hereby appoints the Industrial Parties or their designee a limited power of attorney to take all actions from time-to-time that are necessary to effect such successive twenty (20) year extensions of the AHS Property Use Restrictions.

### **III. Access Easement.**

A. Grant of Access Easement. The Town hereby grants an access easement to the Industrial Parties, their successors, contractors, consultants and designees to access the AHS Property and the buildings constructed thereon for compliance with the MCP and related operations, monitoring and maintenance obligations, as well as the ability to monitor the Town’s compliance with the AHS AUL and the AHS Property Use Restrictions. After receiving the Industrial Parties’ notice to the Town of the Industrial Parties’ intent to enter the AHS Property and the buildings located thereon for the foregoing purposes, the Town, or its successor in title, as applicable, shall ensure that the AHS Property and buildings are accessible for inspection, at no cost to the Industrial Parties, and otherwise shall provide reasonable cooperation to the Industrial Parties or its contractors, consultants or designees in connection with such inspection. In the event of an emergency requiring immediate access to the AHS Property by the Industrial Parties for any of the foregoing purposes, and including but not limited to emergency utility work, no notice shall be required, but oral or written notification shall be provided to the Town as soon as practicable after such entry.

B. No Rent Due. The Industrial Parties shall not be obligated to pay the Town any rent or other occupancy or use charge for this access easement; nor shall this access easement obligate the Industrial Parties to pay any fees or costs incurred by the Town in providing access to the Industrial Parties.

### **IV. Application.**

This Grant will run with the AHS Property and any portion thereof and be binding upon the Town and successors in title to the AHS Property and shall benefit the Industrial Parties and their successors. In any future land transfer documents concerning the AHS Property, or any portion thereof, including, but not limited to deeds, easements, leases and licenses, the transferor shall include a provision whereby the transferee agrees to comply with the requirements and obligations of this Grant. The failure to include such a provision in a transfer document shall not relieve the transferee from compliance with the terms of this Grant. Any transferee, by acceptance

of the deed or other transfer document, acknowledges and agrees that this Grant is binding on said transferee.

Moreover, the Town is required to use best efforts to obtain and record a subordination agreement from any and all holders of a prior interest in the AHS Property to ensure that such interests are subordinate to this Grant, including, without limitation, subordinations of the interests set forth in Exhibit B attached hereto. To the extent the Town holds any such interests, the Town hereby subordinates such interests to the Grant. Boston Gas, on behalf of itself and as successor to Mystic Valley Gas Company, hereby subordinates its interests in (i) in the 25-foot right of way shown on a plan recorded with the Registry in Book 9705, Page 6 (Plan 1629 of 1960) and reserved in a deed to the Town of Arlington, dated September 30, 1960, recorded with the Registry in Book 9705, Page 6 recorded at the Registry, and (ii) reservations shown on plans recorded with the Registry in Book 12876, Page 6 and Plan Book 160, Plan 3, and set forth in deed to the Town of Arlington from Boston Gas Company, dated September 24, 1975, recorded with the Registry in Book 12876, Page 6. The Industrial Parties acknowledge and agree that the Town has already used best efforts to obtain and record a subordination agreement for items 2, 3, 8, 9, and 12 on Exhibit B.

## **V. Miscellaneous**

**A. Denial of Liability.** This Grant shall not constitute, be interpreted, construed or used as evidence of any admission of liability, law or fact, a waiver of any right or defense, nor an estoppel against any Party, by the Parties as among themselves or by any other person not a party hereto. However, nothing herein is intended or should be construed to limit, bar, or otherwise impede the enforcement of any term or condition of the Grant against any Party to this Grant.

**B. Notice.** All notices, demands or other communication with respect this Grant or the AHS AUL shall be in writing and shall be sent by certified mail, postage prepaid to the persons listed below:

Town: Town Manager  
Town of Arlington  
730 Massachusetts Avenue Annex  
Arlington, MA 02476  
Attention: Jim Feeney

with a copy to: Legal Department  
Town of Arlington  
50 Pleasant Street  
Arlington, MA 02476  
Attention: Michael Cunningham, Esq.

With a copy to: Office of the Superintendent of Schools  
Town of Arlington  
Arlington High School  
P.O. Box 167  
869 Massachusetts Avenue

Arlington, MA 02476  
Attention: Dr. Elizabeth C. Homan

Honeywell: Honeywell International Inc.  
101 Columbia Road  
Morristown, NJ 07962  
Attention: Chuck Anthony, Esq.

with a copy to: Nutter McCennen & Fish LLP  
155 Seaport Boulevard  
Boston, MA 02210  
Attention: Michael E. Scott, Esq.

MEC: Massachusetts Electric Company  
c/o National Grid  
170 Data Drive  
Waltham, MA 02451  
Attention: Environmental Counsel

with a copy to: Hinckley Allen & Snyder  
28 State Street  
Boston, MA 02109  
Attention: Robin L. Main, Esq.

Boston Gas: Boston Gas Company  
c/o National Grid  
170 Data Drive  
Waltham, MA 02451  
Attention: Environmental Counsel

with a copy to: Hinckley Allen & Snyder  
28 State Street  
Boston, MA 02109  
Attention: Robin L. Main, Esq.

C. Counterparts. This Grant may be executed in counterparts, each of which shall constitute an original but all of which when taken together shall constitute but one Grant.

D. Entire Agreement. This Grant, together with the Settlement Agreement, constitute the entire agreement among the Parties, and no modification thereto shall be effective unless signed in writing by all Parties.

E. Severability. If any term or provision of this Grant or the application thereof to any person or circumstance shall, to any extent, be declared to be invalid or unenforceable, then the remainder of this Grant or the application of such term or provision to other persons or circumstances, other than those as to which it would become invalid or unenforceable, shall not

be affected thereby, and each term and provision of this Grant shall be valid and enforceable to the fullest extent permitted by law.

F. Governing Law. This Grant and the performance hereof shall be interpreted and governed by the laws of the Commonwealth of Massachusetts.

G. Recording. The Parties agree that the Industrial Parties shall record this Grant with the Registry at the Industrial Parties' sole cost and expense.

H. Authority. Each Party represents and warrants to the other Party that the individual executing this Grant on such Party's behalf is fully authorized to do so and, further, that such individual is fully authorized to bind the Party on whose behalf it is executing this Grant.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

WITNESS the execution hereof under seal as of the date first above written.

**TOWN OF ARLINGTON**, acting by and through  
its Select Board

---

Stephen W. DeCoursey, Chair

---

Lenard Diggins

---

Eric D. Helmuth

---

John V. Hurd

---

Diane M. Mahon, Vice Chair

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF MIDDLESEX

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned notary public, personally appeared Stephen W. DeCoursey, Lenard Diggins, Eric D. Helmuth, John V. Hurd, and Diane M. Mahon, proved to me through satisfactory evidence of identification, which were state-issued driver's licenses or personal knowledge, to be the people whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, as the Select Board for the Town of Arlington.

---

Notary Public  
My commission expires:

WITNESS the execution hereof under seal as of the date first above written.

**HONEYWELL INTERNATIONAL INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned notary public, personally appeared \_\_\_\_\_, proved to me through satisfactory evidence of identification, which was a state-issued driver's license or personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as \_\_\_\_\_ of Honeywell International Inc.

---

Notary Public  
My commission expires:

WITNESS the execution hereof under seal as of the date first above written.

**MASSACHUSETTS ELECTRIC COMPANY**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned notary public, personally appeared \_\_\_\_\_, proved to me through satisfactory evidence of identification, which was a state-issued driver's license or personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as \_\_\_\_\_ of Massachusetts Electric Company.

---

Notary Public

My commission expires:

WITNESS the execution hereof under seal as of the date first above written.

**BOSTON GAS COMPANY**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned notary public, personally appeared \_\_\_\_\_, proved to me through satisfactory evidence of identification, which was a state-issued driver's license or personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as \_\_\_\_\_ of Boston Gas Company.

---

Notary Public

My commission expires:

## EXHIBIT A

### Boundary Description

A certain parcel of land located in the Town of Arlington, County of Middlesex, Commonwealth of Massachusetts, and shown on a plan entitled "Plan of Land and Extent of Activity and Use Limitation Area in Arlington, Massachusetts; Owned By: Town of Arlington" by DGT Associates Surveying & Engineering, dated March 12, 2025, said herein described parcel of land is bounded and described as follows:

Commencing from a stone bound with drill hole on the northerly layout line of Massachusetts Avenue, as shown on said plan; thence

N 79°18'03" W a distance of 515.20 feet to the POINT OF BEGINNING at Massachusetts Coordinate System point N 2977161.37, E 747693.05; thence

N 79°18'03" W a distance of 498.34 feet by Massachusetts Avenue to a stone bound; thence

with a curve turning to the right by Massachusetts Avenue with an arc length of 113.88 feet, a radius of 554.56 feet and a delta angle of 11°45'57" to a point; thence

with a compound curve turning to the right by Massachusetts Avenue with an arc length of 37.84 feet, a radius of 25.00 feet and a delta angle of 86°43'38" to a point; thence

N 31°29'48" E a distance of 300.58 feet by Schouler Court

to a point; thence N 59°05'12" W a distance of 55.15 feet

by Schouler Court to a point; thence

N 59°34'52" W a distance of 105.96 feet by land now or formerly of NPO Properties

LLC to a point; thence N 59°56'04" W a distance of 63.73 feet to a point; thence

N 59°57'23" W a distance of 168.67 feet

to a point; thence S 36°02'17" W a

distance of 82.90 feet to a point; thence

N 52°32'53" W a distance of 103.59 feet

to a point; thence

S 82°19'21" W a distance of 33.82 feet to a point, the last 5 courses by land now or formerly of NL Grocery Exchange LLC; thence

N 62°34'50" W a distance of 104.46 feet by land now or formerly of NL Grocery Exchange LLC and land now or formerly of Stephen Paulino and Lorraine Allen to a point; thence

N 38°50'07" E a distance of 241.74 feet by land now or formerly of Arlington-Grove Realty LLC and land now or formerly of Pichai Suppanisanuwong to a point; thence

N 55°43'02" W a distance of 125.23 feet by land now or formerly of Pichai Suppanisanuwong to a point; thence

N 33°53'02" E a distance of 59.44 feet by Grove Street to a point at Massachusetts Coordinate System point N 2978120.03 E 746721.56; thence

S 56°05'30" E a distance of 349.77 feet by land now or formerly of the Town of Arlington "Town Yard" to a point; thence N 36°58'29" E a distance of 605.84 feet by land now or formerly of the Town of Arlington "Town Yard" to a point; thence

S 61°02'09" E a distance of 801.79 feet by the Minuteman Bikeway, land now or formerly of the Massachusetts Bay Transportation Authority, to a point; thence

S 12°07'28" W a distance of 656.26 feet by land now or formerly of U.S. Reif Brigham Square Massachusetts, LLC and land now or formerly of the Town of Arlington, across Mill Brook Drive, and by other land now or formerly of the Town of Arlington to a point; thence

N 44°32'33" W a distance of 90.87 feet to

a point; thence S 71°37'27" W a distance

of 139.79 feet to a point; thence

S 11°57'02" W a distance of 243.62 feet to the POINT OF BEGINNING, the last 3 courses by land now or formerly of Noyes Realty, LLLP.

The above-described parcel of land contains an area of approximately 958,639 square feet (22.01 acres).

## EXHIBIT A-1

### Activity and Use Limitation Area Description

A certain portion of a parcel of land in the Town of Arlington, County of Middlesex, Commonwealth of Massachusetts, and shown on a plan entitled "Plan of Land and Extent of Activity and Use Limitation Area in Arlington Massachusetts; Owned by: Town of Arlington" by DGT Associates Surveying & Engineering, dated March 12, 2025, said herein described portion of parcel of land is bounded and described as follows:

Commencing at the northwest corner of land of the Town of Arlington Department of Public Works on the easterly sideline of Grove Street at Massachusetts Coordinate System point N 2978120.03 E 746721.56 and being S 33° 53' 32"W 348.01 feet from a stone bound.

S 56°05'30" E a distance of 349.77 feet to a point; thence

N 36°58'29" E a distance of 605.84 feet to a point; thence

S 61°02'09" E a distance of 801.79 feet by the Minuteman Bikeway, to a point; thence

S 12°07'28" W a distance of 656.26 feet to a point; thence

N 44°32'33" W a distance of 90.87 feet to a point; thence

S 71°37'27" W a distance of 139.79 feet to a point; thence

N 71°00'09" W a distance of 535.25 feet to a point at the northeast corner of Schouler Court; thence

N 59°05'12" W a distance of 55.15 feet to a point; thence

N 59°34'52" W a distance of 105.96 feet to a point; thence

N 59°56'04" W a distance of 63.73 feet to a point; thence

N 59°57'23" W a distance of 168.67 feet to a point; thence

S 36°02'17" W a distance of 82.90 feet to a point; thence

N 52°32'53" W a distance of 103.59 feet to a point; thence

S 82°19'21" W a distance of 33.82 feet to a point, thence

N 62°34'50" W a distance of 104.46 feet to a point; thence

N 38°50'07" E a distance of 241.74 feet to a point; thence

N 55°43'02" W a distance of 125.23 feet to a point; thence

N 33°53'02" E a distance of 59.44 feet by Grove Street to the point of the beginning.

## EXHIBIT B

### Prior Interests to be Subordinated

1. Order of Taking for the establishment of a building line, dated June 16, 1924, recorded with said Deeds, Book 4740, Page 424. See filed plan no. 774.
2. Order of Taking by the Commonwealth of Massachusetts Metropolitan District Commission for sewer construction, recorded with said Deeds, Book 4920, Page 168. See filed plan no. 833.
3. Taking by the Metropolitan District Commission, dated July 8, 1926, recorded with said Deeds, Book 4993, Page 166. See Plan Book 376, Plan 41.
4. Order of Taking by the Town of Arlington for the layout of a town way known as Schouler Court, dated May 2, 1927, recorded with said Deeds, Book 5092, Page 350. See Plan Book 393, Plan 29.
5. Order of sidewalk construction on Schouler Court, dated July 9, 1928, recorded with said Deeds, Book 5252, Pages 201 and 202.
6. Taking by the County Commissioners for the County of Middlesex for the relocation of Massachusetts Avenue, recorded with said Deeds, Book 9868, Page 66. See the plan recorded therewith at Book 9868, Page 68.
7. Taking by the County Commissioners for the County of Middlesex for the relocation of Grove Street, recorded with said Deeds, Book 10457, Page 388. See the plan recorded therewith.
8. Order of Taking Commonwealth of Massachusetts Metropolitan District Commission for sewer construction, dated March 16, 1967, recorded with said Deeds, Book 11302, Page 390. See the plan recorded therewith.
9. Conditions and right of way set forth in a deed from The David Buttrick Company et al, to the Town of Arlington, dated August 13, 1953, recorded with said Deeds, Book 8136, Page 360.
10. 25-foot right of way shown on a plan recorded with said Deeds, Book 9705, Page 6 and reserved in a deed to the Town of Arlington from Mystic Valley Gas Company, dated September 30, 1960, recorded with said Deeds, Book 9705, Page 6.
11. Reservations shown on plans recorded with said Deeds, Book 12876, Page 6 and Plan Book 160, Plan 3; and set forth in deed to the Town of Arlington from Boston Gas Company, dated September 24, 1975, recorded with said Deeds, Book 12876, Page 6.
12. Rights of others in the Minuteman Bike Trail shown on various plans of record.

22838610.1

## **AUL Compiled Document**

[AUL Compiled.pdf](#)



## Town of Arlington, Massachusetts

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### Articles for Review:

#### Summary:

Article 15 Home Rule Legislation / To Amend The Senior Citizen Property Tax Exemption

Article 16 Home Rule Legislation / Package Store Licenses

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	Warrant_Article_Text.pdf	Warrant Article Text
Reference Material	3.24.25_memo_(15__16).pdf	Warrant Article Memo
Reference Material	WA_15_Presentation.pdf	WA 15 Presentation
Reference Material	WA_15_Session_Law_-_Acts_of_2020_Chapter_381_Hingham.pdf	WA 15 Reference
Reference Material	WA_15_Chapter_285_acts_of_2020.pdf	WA 15 Reference 2
Reference Material	WA_15_Senior_Means_Tested_Cost_Estimate_FY26.pdf	WA 15 Cost Estimate
Reference Material	Package_Store_Excel.pdf	WA 16 Reference
Reference Material	Alcohol_Ballot_Questions_since_1978.pdf	WA 16 Reference
Reference Material	Map_of_Liquor_Stores.pdf	WA 16 Reference
Reference Material	Arlington_Liquor_Package_Stores_Landscape_11x17.pdf	WA 16 Map

## **Warrant Article Text**

### **ARTICLE 15            HOME RULE LEGISLATION / TO AMEND THE SENIOR CITIZEN PROPERTY TAX EXEMPTION**

To see if the Town will vote to authorize and request the Select Board to request the Legislation or Senate and House of Representatives in General Court or other Special Legislation to amend Chapter 285 of the Acts of 2020 “An Act Authorizing the Town of Arlington To Establish A Means Tested Senior Citizen Property Tax Exemption” by inserting the following language at the end of Section 3“; or funded by an appropriation or transfer from existing funds while not exceeding 1 per cent of the municipality’s tax levy.”; or take any action related thereto.

(Inserted at the request of the Board of Assessors)

### **ARTICLE 16            HOME RULE LEGISLATION / PACKAGE STORE LICENSES**

To see if the Town will vote to authorize and request the Select Board to file Home Rule Legislation which would permit the placing on the 2026 Annual Town Election ballot a question to authorize the Select Board to increase the current number of all-alcohol “package store” licenses (all-alcohol beverages for consumption off the premises) from the current number of 6; or take any action related thereto.

(Inserted at the request of the Town Manager)



**Town of Arlington  
Legal Department**

Michael C. Cunningham  
Town Counsel

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To: Arlington Select Board

Cc: James Feeney, Town Manager

From: Michael C. Cunningham, Town Counsel  
Jaclyn Munson, Deputy Town Counsel

Date: March 21, 2025

**Re: Annual Town Meeting Warrant Articles: 15, 16**

The Legal Department writes to provide the Select Board with a summary of the above referenced warrant articles to assist in your consideration of these articles at your upcoming hearing on March 24, 2025.

**ARTICLE 15                    HOME RULE LEGISLATION / TO AMEND THE SENIOR CITIZEN PROPERTY TAX EXEMPTION**

To see if the Town will vote to authorize and request the Select Board to request the Legislation or Senate and House of Representatives in General Court *or* other Special Legislation to amend Chapter 285 of the Acts of 2020 “An Act Authorizing the Town of Arlington To Establish A Means Tested Senior Citizen Property Tax Exemption” by inserting the following language at the end of Section 3“; or funded by an appropriation or transfer from existing funds while not exceeding 1 per cent of the municipality’s tax levy.”; or take any action related thereto.

(Inserted at the request of the Board of Assessors)

This Article was inserted at the request of the Board of Assessors. It is expected that a representative of the Board of Assessors will present the reasoning for the submission of the Home Rule Legislation at the public hearing on this Article.

It is noted that the original Home Rule Legislation regarding this issue was filed following approval by the 2019 Annual Town Meeting. At that time, the legislation was viewed as way to develop means-based tax relief measure for Arlington seniors, many of whom are retired and on fixed incomes. A local means-tested circuit breaker concept was first employed as a pilot special legislation program in Sudbury and adopted by other similar communities, including Concord. The “Sudbury Model” was successful by many metrics, but proved to be administratively unwieldy in some communities. Arlington’s Home Rule Legislation sought to provide tax relief that was more flexible and more readily quantified. The 2019 warrant article was supported by the 2019 Select Board by a 5-0 vote and passed the 2019 Annual Town Meeting by a vote of 188-5.

At this time, the Board of Assessors seeks to amend Chapter 285 of the Acts of 2020 for the reasons it will set forth at the hearing on this article.

If the Select Board is inclined to move favorable action, a draft motion may be as follows:

*VOTED: That the Town does and hereby authorizes the Select Board to file Home Rule Legislation to provide substantively as follows:*

**“AN ACT AMENDING THE TOWN OF ARLINGTON’S MEANS TESTED SENIOR CITIZEN PROPERTY TAX EXEMPTION.”**

*Be it enacted by the Senate and House of Representatives in the General Court assembled, and by the authority of the same, as follow:*

*Section 1. Chapter 285 of the acts of 2020 is hereby amended as set forth below.*

*Section 2. Section 3 of said chapter 285, as so appearing, is hereby amended by inserting “and/or funded by an appropriation or transfer from existing funds while not exceeding 1 per cent of the municipality’s tax levy.” at the end of that Section.*

*Section 3. This act will take effect upon its passage.”*

## **ARTICLE 16 HOME RULE LEGISLATION / PACKAGE STORE LICENSES**

To see if the Town will vote to authorize and request the Select Board to file Home Rule Legislation which would permit the placing on the 2026 Annual Town Election ballot a question to authorize the Select Board to increase the current number of all-alcohol “package store” licenses (all-alcohol beverage for consumption off the premises) from the current number of 6; or take any action related thereto.

(Inserted at the request of the Town Manager)

This Article was inserted at the request of the Town Manager. It is expected that the Town Manager, or his representative(s), will present the reasoning for this proposed Home Rule Legislation at the public hearing on this Article.

The granting of licenses for the sale of all alcoholic beverages, not to be drunk on the premises (known as “package stores”) is regulated by M.G.L. c. 138, §15. As part of that statutory regulation, this Select Board serves as Arlington’s Local Licensing Authority, responsible for the receipt and consideration of applications for the commercial sale and service of alcohol, including the licensure of “package stores” under Section 15 of Chapter 138. At present, the maximum number of “package store” licenses that may be granted by the Select Board is six and all of those licenses have been issued, leaving none available to current applicants.

Through this proposed Home Rule Legislation, a process would be initiated to increase the number of available Section 15, all alcohol, “package store” licenses by two from its current number of six to eight. If this Board votes for favorable action on this proposed warrant article, and it is then approved by a majority of Town Meeting, legislation as set forth in draft form

below would be filed by Arlington's legislative delegation. If approved and signed by the Governor, the question of whether to increase the number of available "package store" licenses would be placed on the 2026 Annual Town Election ballot for consideration by the Arlington electorate. If a majority of the voters in that election vote yes, the Select Board would be permitted to issue additional "package store" licenses in accordance with the election result. A majority vote of town voters in support of the ballot question is the final step in the process and one that is required by the proposed draft Home Rule Legislation.

It is noted that if all these steps are successful and the Select Board has any additional all alcohol, not to be drunk on the premises licenses to issue, it will continue to apply its carefully considered "Policies, Rules, and Regulations for All Alcohol Package Store Licenses" that is set forth in the Board's "Alcohol Licenses and Regulations". As described therein, the Board wishes to support the existing business climate and stimulate its further growth through the issuance of "package store" licenses, as appropriate. However, regardless of how many such licenses are available, the Board will act in accordance with its stated goals, including with the overarching objective that "all service and consumption of Alcohol in the Town of Arlington be done responsibly and in conformance with all legal requirements." The last time that the town took a similar action was in 2018, when Special Town Meeting, Article 6 authorized the filing of Home Rule Legislation to increase the number of "package store" licenses from five to six. The legislation was approved and at the town's Annual Election in April, 2019, the voters supported the increase by a vote of 3,662 – 1,434 (71.86% - 28.14%).

If the Select Board is inclined to move favorable action, a draft motion may be as follows:

*VOTED: That the Town does and hereby authorizes the Select Board to file Home Rule Legislation to provide substantively as follows:*

**“AN ACT AUTHORIZING THE SELECT BOARD OF THE TOWN OF ARLINGTON TO PLACE UPON A TOWN BALLOT A QUESTION TO INCREASE THE NUMBER OF LICENSES FOR ALL ALCOHOLIC BEVERAGES NOT TO BE DRUNK ON THE PREMISES.”**

*Be it enacted by the Senate and House of Representatives in the General Court assembled, and by the authority of the same, as follow:*

*Section 1. Notwithstanding sections 11, 15 and 17 of chapter 138 of the General Laws, the Select Board of the town of Arlington may cause to be placed upon the ballot at a town election held in the year 2026 the following question:*

*“Shall the Select Board of the town be authorized to issue 2 additional licenses for the sale of all alcoholic beverages not to be drunk on the premises?*

Yes \_\_\_\_\_ No \_\_\_\_\_”

*Section 2. If a majority of voters voting at the 2026 town election at which the above question appears on the ballot vote ‘yes’ on the question, then the Select Board of the town of Arlington may issue 2 additional licenses for the sale of all alcoholic beverages not to be drunk on the premises, in addition to the 6 licenses that are currently authorized in the town of Arlington for the sale of all alcoholic beverages not to be drunk on the premises. The licenses shall be subject to all of chapter 138 of the General Laws, except as provided in this act.*

*Section 3. This act will take effect upon its passage.”*

# SENIOR MEANS TESTED EXEMPTIONS OPTIONS

<b>Exemption %</b>	<b>Exempted Tax Total</b>	<b>Average Exemption</b>	<b>Exempted Assessment</b>	<b>Exempted Residential Assessment</b>
-	-	-	-	\$14,620,586,615.00
50%	\$21,919.50	\$1,043.79	\$2,035,236.77	\$14,618,551,378.23
75%	\$32,879.25	\$1,565.68	\$3,052,855.15	\$14,617,533,759.85
100%	\$43,839.00	\$2,087.57	\$4,070,473.54	\$14,616,516,141.46
150%	\$65,758.50	\$3,131.36	\$6,105,710.31	\$14,614,480,904.69
200%	\$87,678.00	\$4,175.14	\$8,140,947.08	\$14,612,445,667.92

# 50% SENIOR MEANS TESTED EXEMPTION

MASSACHUSETTS DEPARTMENT OF REVENUE  
DIVISION OF LOCAL SERVICES  
BUREAU OF ACCOUNTS

Arlington

TOWN

## TAX RATE RECAPITULATION

Fiscal Year 2025

### I. TAX RATE SUMMARY

la. Total amount to be raised (from page 2, IIe)	\$ 252,566,372.00
lb. Total estimated receipts and other revenue sources (from page 2, IIIe)	86,285,878.00
lc. Tax Levy (la minus lb)	\$ 166,280,494.00
ld. Distribution of Tax Rates and levies	

CLASS	(b) Levy percentage (from LA5)	(c) lc above times each percent in col (b)	(d) Valuation by class (from LA-5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	94.7278	157,513,853.80	14,620,586,615.00		
Net of Exempt			14,618,551,378.00	10.77	157,441,798.34
Open Space	0.0000	0.00	0.00	0.00	0.00
Commercial	3.6195	6,018,522.48	558,650,253.00	10.77	6,016,663.22
Net of Exempt					
Industrial	0.1887	313,771.29	29,121,000.00	10.77	313,633.17
SUBTOTAL	98.5360		15,208,357,868.00		163,772,094.73
Personal	1.4640	2,434,346.43	225,953,800.00	10.77	2,433,522.43
<b>TOTAL</b>	<b>100.0000</b>		<b>15,434,311,668.00</b>		<b>166,205,617.16</b>

# 75% SENIOR MEANS TESTED EXEMPTION

MASSACHUSETTS DEPARTMENT OF REVENUE  
DIVISION OF LOCAL SERVICES  
BUREAU OF ACCOUNTS

Arlington

TOWN

## TAX RATE RECAPITULATION

Fiscal Year 2025

### I. TAX RATE SUMMARY

la. Total amount to be raised (from page 2, IIe)	\$ 252,566,372.00
lb. Total estimated receipts and other revenue sources (from page 2, IIIe)	86,285,878.00
lc. Tax Levy (la minus lb)	\$ 166,280,494.00
ld. Distribution of Tax Rates and levies	

CLASS	(b) Levy percentage (from LA5)	(c) lc above times each percent in col (b)	(d) Valuation by class (from LA-5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	94.7278	157,513,853.80	14,620,586,615.00		
Net of Exempt			14,617,533,760.00	10.78	157,577,013.93
Open Space	0.0000	0.00	0.00	0.00	0.00
Commercial	3.6195	6,018,522.48	558,650,253.00	10.77	6,016,663.22
Net of Exempt					
Industrial	0.1887	313,771.29	29,121,000.00	10.77	313,633.17
<b>SUBTOTAL</b>	<b>98.5360</b>		<b>15,208,357,868.00</b>		<b>163,907,310.32</b>
Personal	1.4640	2,434,346.43	225,953,800.00	10.77	2,433,522.43
<b>TOTAL</b>	<b>100.0000</b>		<b>15,434,311,668.00</b>		<b>166,340,832.75</b>

# 100% SENIOR MEANS TESTED EXEMPTION

MASSACHUSETTS DEPARTMENT OF REVENUE  
DIVISION OF LOCAL SERVICES  
BUREAU OF ACCOUNTS

Arlington

TOWN

## TAX RATE RECAPITULATION

Fiscal Year 2025

### I. TAX RATE SUMMARY

la. Total amount to be raised (from page 2, IIe)	\$ 252,566,372.00
lb. Total estimated receipts and other revenue sources (from page 2, IIe)	86,285,878.00
lc. Tax Levy (la minus lb)	\$ 166,280,494.00
ld. Distribution of Tax Rates and levies	

CLASS	(b) Levy percentage (from LA5)	(c) lc above times each percent in col (b)	(d) Valuation by class (from LA-5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	94.7278	157,513,853.80	14,620,586,615.00		
Net of Exempt			14,616,516,142.00	10.78	157,566,044.01
Open Space	0.0000	0.00	0.00	0.00	0.00
Commercial	3.6195	6,018,522.48	558,650,253.00	10.77	6,016,663.22
Net of Exempt					
Industrial	0.1887	313,771.29	29,121,000.00	10.77	313,633.17
SUBTOTAL	98.5360		15,208,357,868.00		163,896,340.40
Personal	1.4640	2,434,346.43	225,953,800.00	10.77	2,433,522.43
TOTAL	100.0000		15,434,311,668.00		166,329,862.83

# 150% SENIOR MEANS TESTED EXEMPTION

MASSACHUSETTS DEPARTMENT OF REVENUE  
DIVISION OF LOCAL SERVICES  
BUREAU OF ACCOUNTS

Arlington

TOWN

## TAX RATE RECAPITULATION

Fiscal Year 2025

### I. TAX RATE SUMMARY

la.	Total amount to be raised (from page 2, IIe)	\$ 252,566,372.00
lb.	Total estimated receipts and other revenue sources (from page 2, IIIe)	86,285,878.00
lc.	Tax Levy (la minus lb)	\$ 166,280,494.00
ld.	Distribution of Tax Rates and levies	

CLASS	(b) Levy percentage (from LA5)	(c) lc above times each percent in col (b)	(d) Valuation by class (from LA-5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	94.7278	157,513,853.80	14,620,586,615.00		
Net of Exempt			14,614,480,905.00	10.78	157,544,104.16
Open Space	0.0000	0.00	0.00	0.00	0.00
Commercial	3.6195	6,018,522.48	558,650,253.00	10.77	6,016,663.22
Net of Exempt					
Industrial	0.1887	313,771.29	29,121,000.00	10.77	313,633.17
<b>SUBTOTAL</b>	<b>98.5360</b>		<b>15,208,357,868.00</b>		<b>163,874,400.55</b>
Personal	1.4640	2,434,346.43	225,953,800.00	10.77	2,433,522.43
<b>TOTAL</b>	<b>100.0000</b>		<b>15,434,311,668.00</b>		<b>166,307,922.98</b>

# 200% SENIOR MEANS TESTED EXEMPTION

MASSACHUSETTS DEPARTMENT OF REVENUE  
DIVISION OF LOCAL SERVICES  
BUREAU OF ACCOUNTS

Arlington

TOWN

## TAX RATE RECAPITULATION

Fiscal Year 2025

### I. TAX RATE SUMMARY

Ia.	Total amount to be raised (from page 2, IIe)	\$ 252,566,372.00
Ib.	Total estimated receipts and other revenue sources (from page 2, IIIe)	86,285,878.00
Ic.	Tax Levy (Ia minus Ib)	\$ 166,280,494.00
Id.	Distribution of Tax Rates and levies	

CLASS	(b) Levy percentage (from LA5)	(c) Ic above times each percent in col (b)	(d) Valuation by class (from LA-5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	94.7278	157,513,853.80	14,620,586,615.00		
Net of Exempt			14,612,445,668.00	10.78	157,522,164.30
Open Space	0.0000	0.00	0.00	0.00	0.00
Commercial	3.6195	6,018,522.48	558,650,253.00	10.77	6,016,663.22
Net of Exempt					
Industrial	0.1887	313,771.29	29,121,000.00	10.77	313,633.17
<b>SUBTOTAL</b>	<b>98.5360</b>		<b>15,208,357,868.00</b>		<b>163,852,460.69</b>
Personal	1.4640	2,434,346.43	225,953,800.00	10.77	2,433,522.43
<b>TOTAL</b>	<b>100.0000</b>		<b>15,434,311,668.00</b>		<b>166,285,983.12</b>

# **Acts (2020)**

## **Chapter 381**

### **AN ACT RELATIVE TO THE ESTABLISHMENT OF A HINGHAM MEANS-TESTED PROPERTY TAX EXEMPTION.**

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

**SECTION 1.** With respect to each qualifying parcel of real property classified as class one, residential according to the classification by the board of assessors for the town of Hingham (a “Qualifying Parcel”), there shall be a senior, means-tested exemption from the property tax otherwise payable with respect to such Qualifying Parcel in an amount to be determined annually by the board of selectmen, provided in section 3 of this act. For the purposes of this act, a Qualifying Parcel shall mean a unit of real property as defined by the board of assessors under the deed for the property and shall include a condominium unit. The exemption provided for herein shall be in addition to any other exemptions allowed under the General Laws.

**SECTION 2.** The board of assessors may deny an application if they find the applicant has excessive assets that place them outside of the intended recipients of the senior exemption created by this act. The

board of assessors shall adopt by regulation criteria for approvals and denials of applications. A taxpayer shall qualify for the exemption under section 1 if all of the following criteria are met:

- (i) The Qualifying Parcel is owned and occupied by 1 or more persons who claimed the circuit breaker income tax credit the previous calendar year under subsection (k) of section 6 of chapter 62 of the General Laws;
- (ii) The Qualifying Parcel is owned by: (i) a single taxpayer age 65 or older; or (ii) jointly by taxpayers so long as 1 owner is age 65 or older and the joint owner is age 60 or older, as determined as of December 31st of the previous calendar year;
- (iii) The Qualifying Parcel is the domicile of the taxpayer(s);
- (iv) The applicant taxpayer or at least 1 of the joint applicants has been domiciled and owned a residential unit of real property in the town of Hingham for at least 10 consecutive years prior to filing an application for this exemption;
- (v) The maximum assessed value of the domicile is no greater than the prior fiscal year's maximum assessed value for qualification for the circuit breaker income tax credit under subsection (k) of section 6 of chapter 62 of the General Laws as adjusted annually by the department of revenue;
- (vi) Property taxes shall not be reduced by more than 50 per cent by this exemption; and
- (vii) The board of assessors has approved the application for the exemption.

**SECTION 3.** The board of selectmen shall annually set the exemption amount provided for in section 1; provided that the amount of the exemption shall be within a range of 50 per cent to 100 per cent of the amount of the circuit breaker income tax credit under subsection (k) of section 6 of chapter 62 of the General Laws which the applicant claimed in the previous year. The total amount exempted by this act shall be: (i) allocated proportionally within the residential tax levy on all residential taxpayers; or (ii) funded by an appropriation or transfer from existing funds while not exceeding 1 per cent of the municipality's tax levy.

**SECTION 4.** A person who seeks to qualify for the exemption under section 1 shall, before the deadline established by the board of assessors, file an application, on a form to be adopted by the board of assessors, with the supporting documentation of the applicant's income and assets as described in the application including a copy of the filed income tax return of the applicant showing the claimed circuit breaker income tax credit. The application shall be filed each year for which the applicant seeks the exemption.

**SECTION 5.** No exemption shall be granted under this act until the department of revenue certifies a residential tax rate for the applicable tax year where the total exemption amount is raised by: (i) a burden shift within the residential tax levy; or (ii) an appropriation or transfer from existing funds.

**SECTION 6.** This act shall expire 3 years after the effective date of this act; provided, however that the town of Hingham may reaffirm by a vote of the town meeting.

**SECTION 7.** This act shall take effect upon its passage.

*Approved, January 15, 2021.*

## Acts (2020)

### Chapter 285

#### AN ACT AUTHORIZING THE TOWN OF ARLINGTON TO ESTABLISH A MEANS TESTED SENIOR CITIZEN PROPERTY TAX EXEMPTION.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

SECTION 1. With respect to each qualifying parcel of real property classified as class one, residential in the town of Arlington, there shall be an exemption from the property tax in an amount to be set annually by the select board, as provided in section 3. The exemption shall be applied to the domicile of the taxpayer only. For the purposes of this act, the term “parcel” shall mean a unit of real property as defined by the board of assessors under the deed for the property and shall include a condominium unit. The exemption provided for herein shall be in addition to any and all other exemptions allowed under the General Laws. Property taxes shall not be reduced by more than 50 per cent by this exemption.

SECTION 2. The board of assessors may deny an application if they find the applicant has excessive assets that place the applicant outside of the intended recipients of the senior exemption pursuant to

this act. Real property shall qualify for the exemption under section 1 if all of the following criteria are met:

- (i) The qualifying real property is owned and occupied by a person whose prior year's income would make the person eligible for the circuit breaker income tax credit under subsection (k) of section 6 of chapter 62 of the General Laws;
- (ii) The qualifying real property is owned by a single applicant age 65 or older as of July 1 of the applicable fiscal year or jointly by persons either of whom is age 65 or older as of July 1 of the applicable fiscal year, and the other joint applicant is 60 years of age or older;
- (iii) The qualifying real property is owned and occupied by the applicant or joint applicants as their domicile;
- (iv) The maximum assessed value of the domicile is no greater than the prior year's maximum assessed value for qualification for the circuit breaker income tax credit pursuant to subsection (k) of section 6 of chapter 62 of the General Laws as adjusted annually by the department of revenue; and
- (v) The board of assessors has approved the application for the exemption.

**SECTION 3.** The select board shall annually set the exemption amount provided for in section 1; provided however, that the amount of the exemption shall be within a range of 50 per cent to 200 per cent, inclusive, of the amount of the circuit breaker income tax credit under subsection (k) of section 6 of chapter 62 of the General Laws for which the applicant qualified for in the previous year. The total

amount exempted by this act shall be allocated proportionally within the tax levy on all residential taxpayers and shall not exceed 1 per cent of the town's tax levy.

**SECTION 4.** A person who seeks to qualify for the exemption under section 1 shall, before the deadline established by the board of assessors, file an application, on a form to be adopted by the board of assessors, with the supporting documentation of the applicant's income and assets as described in the application. The application shall be filed each year for which the applicant seeks the exemption.

**SECTION 5.** No exemption shall be granted under this act until the department of revenue certifies a residential tax rate for the applicable tax year where the total exemption amount is raised by a burden shift within the residential tax levy.

**SECTION 6.** Acceptance of this act by the town of Arlington shall be by an affirmative vote of a majority of the voters at any regular or special election at which the question of acceptance is placed on the ballot. Sections 1 to 5, inclusive, and section 7 shall take effect 30 days after an affirmative vote by the town as herein provided, but not otherwise.

**SECTION 7.** This act may be revoked by an affirmative vote of a majority of the voters at any regular or special town election at which the question of revocation is placed on the ballot. Revocation shall take effect 30 days after an affirmative vote by the town.

*Approved, January 7, 2021.*

Select Board Options *	Exempted Tax FY25	Average Exemption FY25	State Credit			
			Increase FY26 (5%)	25 Applicants	30 Applicants	35 Applicants
50%	\$21,919.50	\$1,043.79	\$1,095.98	\$27,399.49	\$32,879.39	\$38,359.28
75%	\$32,879.25	\$1,565.68	\$1,643.96	\$41,099.10	\$49,318.92	\$57,538.74
100%	\$43,839.00	\$2,087.57	\$2,191.95	\$54,798.71	\$65,758.46	\$76,718.20
150%	\$65,758.50	\$3,131.36	\$3,287.93	\$82,198.20	\$98,637.84	\$115,077.48
200%	\$87,678.00	\$4,175.14	\$4,383.90	\$109,597.43	\$131,516.91	\$153,436.40

\*% of State Circuit Breaker Tax Credit

## **ALL ALCOHOL PACKAGE STORES**

	<b>NAME</b>	<b>ADDRESS</b>
<b>1</b>	Sant Krupa LLC	94B Summer Street
	Arlington Liquors	
<b>2</b>	Roshani 1 Enterprises, Inc	137-137A Mass Ave
	Mass Ave Wine & Spirits - (Giles Wine & Spirits)	
<b>3</b>	Mystic Wine Shoppe LLC	901 Mass Ave
	Mystic Wine Shoppe	
<b>4</b>	3 P Corp	935 Mass Ave
	Easy Convenience	
<b>5</b>	BB Powers Corporation	1215 Mass Ave
	BB Liquors	
<b>6</b>	Nilkant 232 Inc.	
	City Wine & Spirits	232 Mass Ave

## **Alcohol Ballot Questions in Arlington since 1978**

### **1978:**

Q1: "Shall 5 licenses be granted by this town for the sale therein of all alcoholic beverages by restaurants and function rooms having a seating capacity of not less than ninety-nine"

Passed 4093 to 3874

### **1988:**

Q1: "To prohibit carry-in of alcoholic beverages to restaurants"

Passed 3945 to 3057

Q2: "Selectmen discretion to grant exception to general prohibition of carry-in alcoholic beverages to restaurants under certain conditions"

Failed 3703 to 3033

### **1994:**

Q1: (non-binding) "shall the Board of Selectmen be authorized to grant licenses for the sale of beer and wine in restaurants"

Passed 5640 to 2390

### **2006:**

Q1a: "Shall the licensing authority in the Town of Arlington be authorized to issue up to three license for the sale of wine and malt beverages not to be drunk on the premises?"

Passed 4351 to 3336

Q1B: "Shall the licensing authority in the Town of Arlington be authorized to issue up to three licenses for the sale of all alcoholic beverages not to be drunk on the premises?"

Failed 3817 to 3794

Q2: "Shall the Town be authorized to grant an additional five licenses for the sale therein of all alcoholic beverages by restaurants and function room having a seating capacity of not less than 99 persons?"

Passed 6231 to 1540

### **2007:**

Q1: (non-binding) "Should the Board of Selectmen be encouraged to file for home rule legislation that would grant up to three all-alcohol package store licenses?"

Failed 2965 to 2455

**2008:**

Q: (BINDING) "Shall the Board of Selectmen be granted the authority to reduce from 99 to 50 the minimum seating capacity for restaurants and function rooms for the sale therein of all alcohol beverages to be consumed on premises?"

Passed 3980 to 1294

**2009:**

Q1: "Shall the Board of Selectmen be authorized to grant an additional 5 licenses for the sale of all alcoholic beverages to be drunk on the premises in restaurants and function rooms having a seating capacity of not less than 50 persons?"

Passed 3938 to 1286

Q2: (non-binding) "Do you favor allowing the service of alcoholic beverages without food in licensed restaurants"

Passed 2686 to 2494

Q3: (non-binding) "Do you favor increasing the number of stores in Arlington licensed to sell wine and malt beverages for consumption from three to five?

Passed 2594 to 2566

Q4: (non-binding) "Do you favor allowing stores in Arlington currently licensed to sell wine and malt beverages for consumption off-premises to sell all alcoholic beverages for consumption off-premises?

Passed 2938 to 2200

**2010:**

Q4: (binding) (in the State election) "Shall the Board of Selectmen be authorized to grant up to 3 licenses for the sale of all alcoholic beverages not to be drunk on the premises in replacement of up to 3 existing licenses for the sale of wines and malt beverages not to be drunk on the premises?"

Passed

**2012:**

Q1: "Shall the Board of Selectmen for the Town be authorized to grant up to 2 additional licenses for the sale of all alcohol beverages not to be drunk on the premises?"

Passed 3958 to 2648

Q2: "Shall the Board of Selectmen of the Town be authorized to grant licenses for the sale of wines and malt beverages to be drunk on the premises in theaters with seating capacities of at least 100?"

Passed 3719 to 2897

2015

Q1: "Shall the Board of Selectmen be authorized to grant an additional five licenses for a total of twenty for the sale therein of all-alcoholic beverages by restaurants and function rooms having a seating capacity of not less than 50 persons?"

Passed 1957 to 539

2019:

Q1: "Shall the Board of Selectmen of the Town of Arlington be authorized to issue 1 additional license for the sale of all alcoholic beverages not to be drunk on the premises?"

Passed 3662 to 1434

Town of  
Arlington, MA



## Zoning

### Zoning Overlay Districts

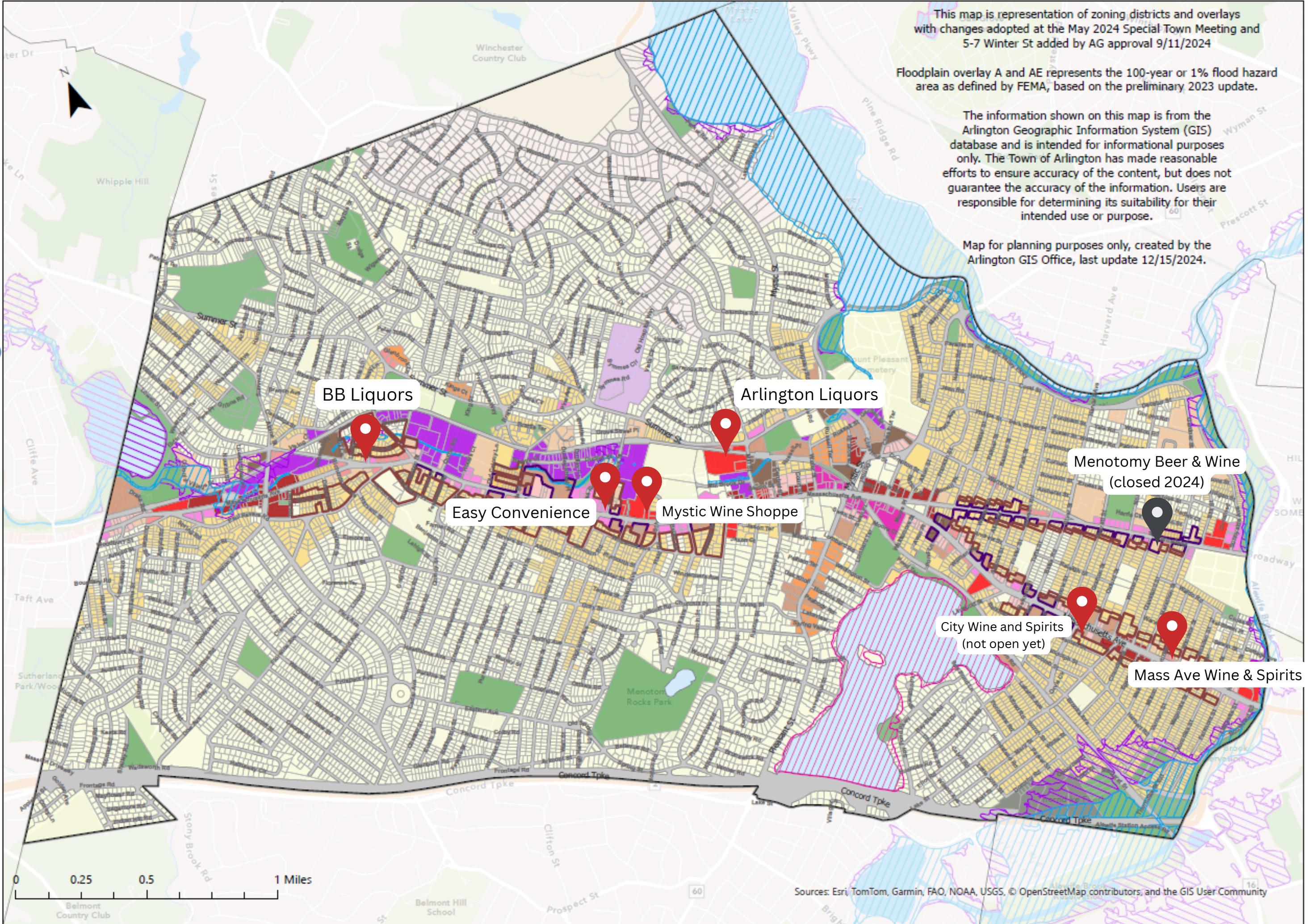
- Mass Ave/Broadway Multi-Family Housing
- Neighborhood Multi-Family Housing

### Floodplain Overlay (2023)

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway

### Zoning District

- B1: Neighborhood Office
- B2: Neighborhood Business
- B2A: Major Business
- B3: Village Business
- B4: Vehicular Oriented Business
- B5: Central Business
- I: Industrial
- MU: Multi-Use
- OS: Open Space
- PUD: Planned Unit Development
- R0: Large Lot Single Family
- R1: Single Family
- R2: Two Family
- R3: Three Family
- R4: Town House
- R5: Apartments Low Density
- R6: Apartments Med Density
- R7: Apartments High Density
- T: Transportation
- W: Water

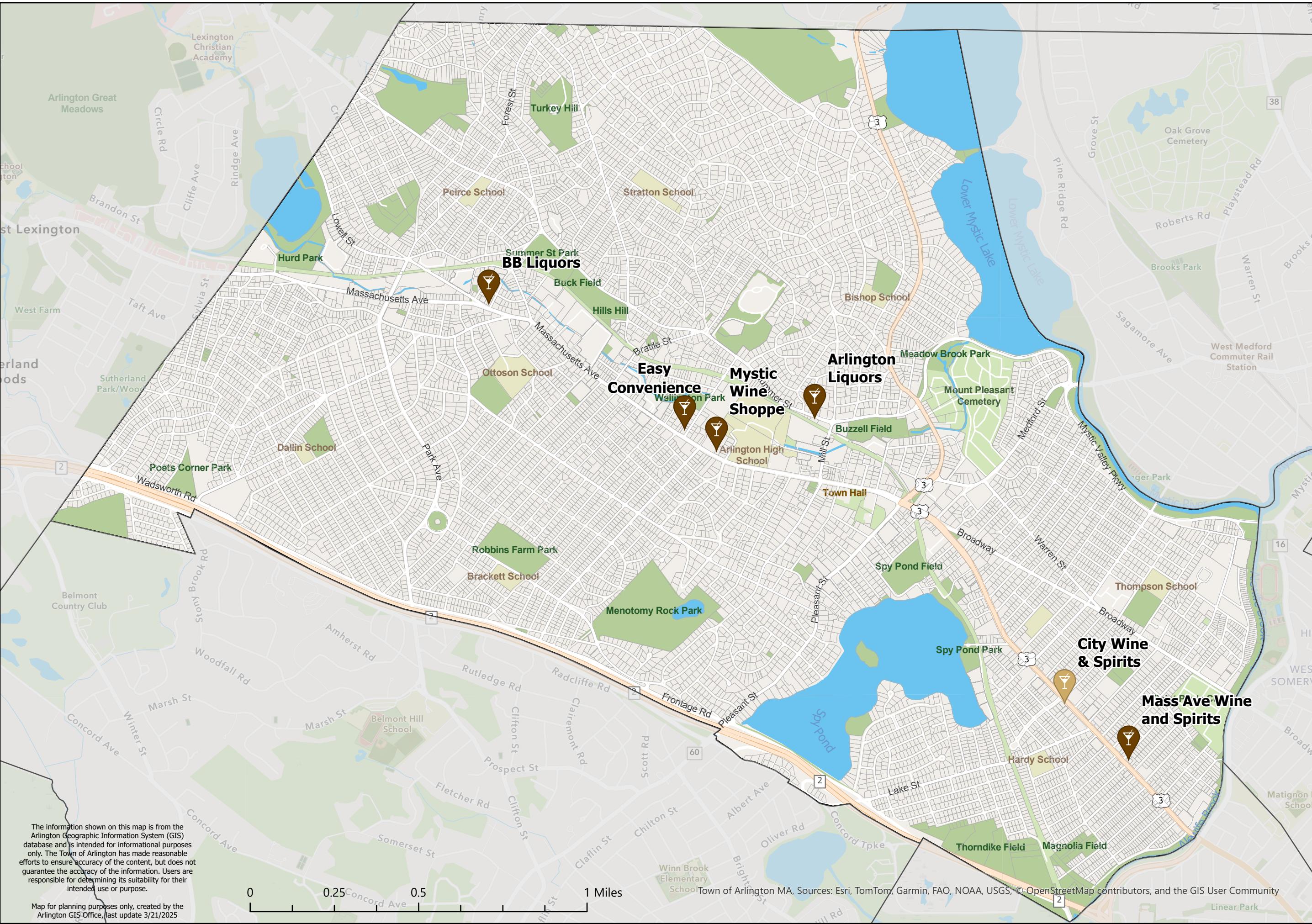


Town of  
Arlington, MA



## Liquor Package Stores

Arlington Liquors
94 Summer St
Mass Ave Wine and Spirits
137 MASS AVE
City Wine & Spirits
232 Mass Ave
Mystic Wine Shoppe
901 Mass Ave
Easy Convenience
935 Mass Ave
BB Liquors
1215 Mass Ave #1





## Town of Arlington, Massachusetts

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### Articles for Review:

#### **Summary:**

- Article 9 Bylaw Amendment / Observance of Town Employee Holidays
- Article 11 Bylaw Amendment / Arlington Historical Commission Inventory
- Article 12 Bylaw Amendment / Expanding Town Committee Membership To All Residents
- Article 18 Home Rule Legislation / Ranked Choice Voting
- Article 20 Acceptance of Legislation / Clause 22I of M.G.L. Chapter 59,§5
- Article 21 Acceptance Legislation / Chapter 399 of the Acts of 2024
- Article 46 Endorsement of Parking Benefit District Expenditures

#### **ATTACHMENTS:**

Type	File Name	Description
❑ Reference Material	Draft_Votes_and_Comments_3.24.25.pdf	Final Votes 3.24



**Town of Arlington  
Legal Department**

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To: Arlington Select Board  
  
Cc: James Feeney, Town Manager  
  
From: Michael C. Cunningham, Town Counsel  
Jaclyn Munson, Deputy Town Counsel  
  
Date: March 21, 2025

**Re: Draft Vote and Comment/Annual Town Meeting Warrant Articles: 9, 11, 12, 18, 20, 21, and 46**

The purpose of this memorandum is to provide the Select Board with a draft vote and comment for Annual Town Meeting Warrant Articles 9<sup>1</sup>, 11, 12, 18, 20 and 46 considered before this Board at its hearing on March 24, 2025.

**ARTICLE 9                    BYLAW AMENDMENT / OBSERVANCE OF TOWN EMPLOYEE HOLIDAYS**

**VOTED: that the Town does and hereby amends Title I, Article 6, Section 16 of the Town's Bylaws, or take any action related thereto, so that the new provision of Title I reads:**

*Section 16. Holidays*  
(ART. 44, ATM – 06/16/97)(ART. 17, ATM – 05/30/07)  
(ART. 12, ATM – 4/26/21)

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<sup>1</sup> At the Select Board's March 10, 2025 meeting, a quorum of the Board voted to table Articles 9 and 15 until March 17, 2025.

*In order to qualify for holiday credit, a regular employee shall have worked on the last regularly scheduled work day prior to, and the next regularly scheduled work day following such holiday, unless it is an absence for which compensation is payable as provided under this by-law.*

*The following days in each year shall be considered as holiday credits:*

<i>New Year's Day</i>	<i>Labor Day</i>
<i>Martin Luther King Day</i>	<i>Indigenous Peoples Day</i> <i>(known as the state and federal holiday "Columbus Day")</i>
<i>Washington's Birthday</i>	<i>Veterans' Day</i>
<i>Patriot's Day</i>	<i>Thanksgiving Day</i>
<i>Memorial Day</i>	<i>Christmas</i>
<i>Juneteenth Independence Day</i>	<i>Christmas Eve Day if same falls on a Monday through Friday</i>
<i>Independence Day</i>	

*Whenever a holiday falls on Saturday, another working day off with pay shall be arranged at the discretion of the department head. the holiday shall be observed on the preceding Friday. Good Friday shall be considered as half day holiday credit. The day following Thanksgiving shall be treated as a holiday unless an employee is scheduled to work same by the department head in which event the employee will be granted another day off at the discretion of the department head.*

(\*4-0)  
Mr. Hurd was absent.

**COMMENT:** The Board voted for favorable action on this Article after it voted at its public meeting on March 10, 2025 to table a final vote until March 17, 2025 to permit the Board to review the proposed changes. See fn 1. The Board's Chair, Mr. DeCoursey, noted that there would not be public comment on this Article because the public previously had an opportunity to comment when the Board first heard this proposed change on March 10, 2025. Ms. Mahon and Mr. Helmuth discussed the proposed changes and Mr. Helmuth thanked the Town Manager, Mr. Feeney and the Town's Human Resources Director, Caryn Malloy, for the additional information they provided regarding the proposed change. Mr. Feeney explained that the proposed change did not seek to codify the Town's hours of operation in an effort to maintain flexibility for the Town's services to the public. Mr. Helmuth moved for favorable action, to which Ms. Mahon seconded.

## **ARTICLE 11**

## **BYLAW AMENDMENT/ ARLINGTON HISTORICAL COMMISSION INVENTORY**

*VOTED: that the Town does and hereby amends Title VI, Article 6 of the Town's Bylaws, or take any action related thereto, so that the revised Title VI, Article 6 reads:*

### **TITLE VI ARTICLE 6**

## *HISTORICALLY OR ARCHITECTUALLY SIGNIFICANT BUILDINGS*

### *Section 1. Intent and Purpose*

This Bylaw is adopted for the purpose of preserving and protecting, through advance notice of their proposed demolition, significant buildings within the Town which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the Town, to encourage owners of preferably-preserved significant buildings to seek out persons who might be willing to purchase and to preserve, rehabilitate, or restore such buildings rather than demolish them, and by furthering these purposes to promote the public welfare, to preserve the resources of the Town, and to make the Town a more attractive and desirable place in which to live. To achieve these purposes, the Arlington Historical Commission is empowered to advise the Arlington Building Inspector with respect to the issuance of permits for demolition, and the issuance of demolition permits for significant buildings is regulated as provided in this Bylaw.  
*This Bylaw also provides a remedial process through which "Significant Buildings" listed on the "Inventory" created and maintained by the Arlington Historical Commission, and provided to the Building Inspector, may be removed from said "Inventory."*

### *Section 2. Definitions (ART 24, ATM – 05/01/89) (ART. 31, ATM – 04/25/90)*

*The following terms, when used whether or not capitalized in this Bylaw, shall have the meanings set forth below, unless the context otherwise requires.*

*A. "Building" Any combination of materials forming a shelter for persons, animals or property*

*B. "Significant Building" any building:*

- 1. which is listed on, or is within an area listed on, the National Register of Historic Places, or which is the subject of a pending application for listing on said National Register, or*
- 2. which is or has been listed on an Inventory provided to the Building Inspector by the Commission*

*C. "Preferably-Preserved Significant Building" - any significant building which the Commission determines is in the public interest to be preserved or rehabilitated rather than to be demolished*

*D. "Commission" - the Arlington Historical Commission*

*E. "Commission Staff" - the chairperson of the Commission, or any person to whom the chairperson has delegated authority to act as Commission staff under this Bylaw*

*F. "Inventory" - a list of buildings on file at the Massachusetts Historical Commission that have been designated by the Commission to be significant buildings after a finding by the Commission that a building either*

- 1. is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the Town or Commonwealth, or*

2. is historically or architecturally significant (in terms of period, style, method of building construction, or association with a famous architect or builder) either by itself or in the context of a group of buildings

G. "Building Inspector" - the person occupying the office of Building Inspector or otherwise authorized to issue demolition permits

H. "Application" - an application for a permit for the demolition of a building which shall include a photograph of the building taken within the past year

I. "Permit" - A permit issued by the Building Inspector for demolition of a building pursuant to an application therefor

J. "Demolition" - the act of pulling down, destroying, removing, or razing a building, or commencing the work of total or substantial destruction with the intent of completing the same. A structure is considered to be demolished if it is destroyed due to the owner's failure to maintain a watertight and secure structure. A structure shall also be considered to be demolished if more than twenty-five percent (25%) of the front or side elevations are removed or covered. Each elevation shall be calculated separately

K. "Business Day" - a day which is not a legal municipal holiday, Saturday or Sunday

**L. "Homeowner" – The owner of record of a Building, as found on the Town's local tax list**

Section 3. Procedure (ART. 24, ATM – 05/01/89) (ART. 31, ATM – 04/25/90)

A. The Building Inspector, on the day of receipt of an application for demolition of a listed significant building or within the next five successive business days, shall cause a copy of each such application for a demolition permit to be forwarded to (or shall satisfy themselves that a duplicate of such application has been submitted to) the Commission. No demolition permit shall be issued at that time. Within five business days of the receipt by the Building Inspector of said application they shall personally inspect the site of the proposed demolition to verify the accuracy of the information contained in the application with particular attention to the correctness of the address listed.

B. The Commission shall fix a reasonable time, within 30 days of receiving a copy of such application, for a hearing on any application and shall give public notice thereof by publishing notice of time, place, and purpose of the hearing in a local newspaper at least fourteen days before said hearing and also, within seven days of said hearing, mail a copy of said notice to the applicant, to the owners of all property deemed by the Commission to be affected thereby as they appear on the most recent local tax list, to the Arlington Historic Districts Commission and to such other persons as the Commission shall deem entitled to notice.

C. If, after such hearing, the Commission determines that the demolition of the significant building would not be detrimental to the historical or architectural heritage or resources of the Town, the Commission shall so notify the Building Inspector within ten (10) days of such

determination. Upon receipt of such notification, or after the expiration of fifteen (15) days from the date of the conduct of the hearing if such person has not received notification from the Commission, the Building Inspector may, subject to the requirements of the State Building Code and any other applicable laws, bylaws, rules and regulations, issue the demolition permit.

D. If the Commission determines that the demolition of the significant building would be detrimental to the historical or architectural heritage or resources of the Town, such building shall be considered a preferably-preserved significant building.

E. Upon a determination by the Commission that the significant building which is the subject of the application for a demolition permit is a preferably-preserved significant building, the Commission shall so advise the applicant and the Building Inspector, and no demolition permit may be issued until at least twelve months after the date of the application for demolition.

F. Notwithstanding the preceding sentence, the Building Inspector may issue a demolition permit for a preferably-preserved significant building at any time after receipt of written advice from the Commission to the effect that either

1. the Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore such building, or

2. the Commission is satisfied that for at least twelve months the owner has made continuing bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate and restore the subject building, and that such efforts have been unsuccessful.

G. No permit for erection of a new structure on the site of an existing significant building may be issued prior to issuance of a permit for demolition of such existing building.

H. No permit for erection of a new building, paving of drives or for parking shall be issued for two (2) years if a structure is demolished in violation of this bylaw.

#### **Section 4. Inventory Removal Procedure**

**The removal of listed properties from the Inventory that have been previously determined to include Significant Buildings shall be done in accordance with the following procedures:**

**A. A Homeowner may submit an appeal to the Commission to request the removal of the Homeowner's Building from the Inventory and a determination that the Building is not a Significant Building for purposes of Section 2(B)(2).**

**B. Any appeal to remove a building, structure or property from the Inventory shall be considered by the Commission at a public hearing.**

**C. The Commission shall provide public notice of any such hearing in accordance with the provisions set forth in Section 3(B) of this Bylaw.**

D. The Commission shall hold a public hearing (the "Public Hearing") on an appeal to remove a Building from the Inventory within forty-five (45) days and the public hearing on the appeal shall be concluded within ninety (90) days of the appeal filing date (the "Public Hearing Deadlines") unless the applicant consents to extend the Public Hearing Deadlines. Any appeal submitted to the Commission under this Section shall be constructively approved if the Commission fails to abide by the Public Hearing Deadlines and if no extension by the applicant is granted.

E. The Commission shall consider the following factors at a Public Hearing in which it reviews an appeal to remove a Building from the Inventory:

1. Whether the Building was added to the Inventory in error;
2. Whether the Building is a Significant Building or is the subject of a pending application of the same listed on, or is within an area listed on, the National Register of Historic Places or is the subject of a pending application for listing on said National Register;
3. The extent, if any, of the documented historical significance of the Building;
4. Whether there are any factual circumstances that have changed since the Building's inclusion on the Inventory that impact the Building's status as a Significant Building.

F. The Commission shall issue a notice of decision detailing the reasons for its decision within fifteen (15) business days of the conclusion of Public Hearing. If the Commission determines that a Building is not properly on the Inventory, the date of the Commission's notice of decision shall be the date the Building is removed from the Inventory. The Commission shall issue the notice of decision by mailing it to the Homeowner and providing a copy to the Town's Director of Inspectional Services.

#### Section-4 5. Emergency Demolition

*Nothing in this article shall be construed to derogate in any way from the authority of the Inspector of Buildings derived from Chapter 143 of the General Laws. However, before acting pursuant to this chapter the Inspector of Buildings shall make every reasonable effort to inform the Chairperson of the Historical Commission of the Inspector's intentions to cause demolition before the Inspector initiates same.*

*Section-5 6. Historic Districts Act Nothing in this bylaw shall be deemed to conflict with the provisions of the Historic Districts Act, General Laws, Chapter 40C, with respect to requirements as to notice, a hearing and issuance by the Arlington Historic District Commissions of a certificate of appropriateness, a certificate of non- applicability or a certificate of hardship prior to demolition of any building in an historic district, provided, however, that any temporary building erected or maintained in an historic district pursuant to a certificate issued by the Arlington Historic District Commissions may be demolished in a manner not inconsistent with the terms of said certificate.*

*Section-6 7. Severability If any section, paragraph or part of this Bylaw is for any reason declared invalid or unconstitutional by any court, every other section, paragraph and part shall continue in full force and effect.*

(\*4-0)  
**Mr. Hurd was absent.**

**COMMENT:** The Board, the Article's proponents and the Arlington Historical Commission engaged in a robust and lengthy discussion about the purpose and impact of the proposed changes. First, the Board heard from the proponents who explained the challenges for homeowners whose properties may be in the Commission's historical inventory in error. The proponents also explained that the goal of the proposed changes is to more accurately reflect the Town's historical assets and create a process to remove any buildings that have been altered beyond any historic status. The Board then heard from several members of the Commission: Michael Gervais, the Commission's co-chair; Pamela Meister; and Eric Stange. The members of the Commission explained the history of the inventory and acknowledged it is likely over inclusive based on the properties listed. The Commission members explained the challenges associated with conducting their business as a result of their budget and vacancies on the Commission. Several Board members emphasized the need for a process to assist homeowners with removing their properties from the inventory and acknowledged that the Commission's current process could be improved with a more robust appeals process added to the Bylaw. The Board discussed the need to balance promoting the work of the Commission with the needs of homeowners. Ultimately, the Board voted for favorable action on this Article pending revisions that would require the Commission to hear an appeal to remove a building from the historical inventory within a certain time (subject to the applicant's consent) and issue a decision within a certain time. Mr. Helmuth, who moved for favorable action (which was seconded by Mr. Diggins), requested that the revisions be discussed with the Article's interested parties.

**ARTICLE 12**

**BYLAW AMENDMENT / EXPANDING TOWN  
COMMITTEE MEMBERSHIP ELIGIBILITY TO ALL  
RESIDENTS**

**VOTED:** that the Town does and hereby amends Title L Article 1, Section 9(B)(4) of the Town's Bylaws, or take any action related thereto, so that the revised Title L Article 1, Section 9(B)(4) reads:

*Section 9. Appointment of Committees (ART. 14, ATM – 05/09/94)*

*A. Scope This section shall apply to all committees (as hereinafter defined) established by the Town Meeting, or under the bylaws, except to the extent that the vote establishing the same shall specify otherwise, or if the General Laws or Special Acts require a different method. It shall not be applicable to committees established prior to the effective date hereof, except to the extent that the Town Meeting may vote to make any one or more provisions hereof applicable to the same.*

*B. Definitions*

*1. Appointing Authority - the person or entity having the power to appoint persons to committees. Unless otherwise specified, the Moderator shall be the appointing authority.*

2. Committee - any committee, commission, board, task force or other such group however denominated.

3. Entity - a board, corporation, voluntary association, committee, commission, or other group. Unless the bylaws or a vote of such entity specify otherwise, an entity shall act by its chair, president, or other chief executive officer.

4. Members of a Committee - ~~registered voters~~ residents of the Town but in any event who are of legal age of majority in accordance with state law, unless the vote otherwise specifies.

5. Nominating Authority - the person or entity having the power to nominate or designate one or more members of a committee. If no nominating authority is specified, the appointing authority shall also be the nominating authority.

6. Town Official – (ART. 10, ATM – 04/26/99) whenever a vote by the Town Meeting or a Bylaw shall provide for the appointment or nomination of an elected or appointed official of the Town, except a Town Meeting member, such designation shall be considered to mean and shall include the designee of such official, unless the vote or bylaw specifically provides otherwise.

(\*4-0)  
Mrs. Mahon was absent.<sup>2</sup>

**COMMENT:** The Board heard from the proponent that the purpose of the proposed change is to promote inclusivity with Town Boards, Commissions and Committees. A discussion ensued regarding the potential legal implications of the change, which were broad enough to encompass minors as eligible for membership. The Board and Town Counsel discussed how the spirit of the proposed change could be preserved while mitigating risk against the Town. The Board voted for favorable action on the proposed change pending the Legal Department's prospective edits to the proposed bylaw change to expressly require that the age of majority is a threshold requirement for membership on Town Boards, Commissions and Committees. Mr. Diggins noted that the proposed change to the bylaw does not preclude persons under the age of eighteen from serving on Town boards, committees and commissions if such membership is permitted by the language of the governing bylaw and is not otherwise prohibited by state law.

## ARTICLE 18 VOTING

## HOME RULE LEGISLATION / RANK CHOICE

**VOTED:** That the Town does and hereby authorizes the Select Board to file Home Rule Legislation to provide substantively as follows:

**“AN ACT AUTHORIZING RANKED CHOICE VOTING IN THE TOWN OF ARLINGTON”**

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<sup>2</sup> Mrs. Mahon was absent when this Article was first heard by the Board on March 10, 2025. Mr. Hurd was absent at the meeting held on March 17, 2025, but was present and voted for favorable action on this article at the Board's March 10, 2025 meeting.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

*SECTION I. Chapter 503 of the acts of 1952, as most recently amended by chapter 10 of the acts of 2022, is hereby amended by inserting after section 8 the following section:-*

*Section 8A. Ranked Choice Voting*

*(a) For the purposes of this section, the following terms shall, unless the context clearly requires otherwise, have the following meanings:*

*"Concluded ballot", a ballot that does not rank any continuing candidate or contains an overvote at the highest-ranked continuing candidate.*

*"Continuing candidate", a candidate who has not been defeated.*

*"Highest-ranked continuing candidate", the continuing candidate with the highest ranking on a voter's ballot. Where a ballot omits 1 or more rankings, the next highest ranking shall be used for determining the highest-ranked continuing candidate.*

*"Overvote", a circumstance in which a voter ranks more than 1 candidate at the same ranking.  
"Ranked choice voting", a method of casting and tabulating ballots in which voters rank candidates for office in order of preference.*

*"Ranking", the number assigned on a ballot by a voter to a candidate to express the voter's preference for that candidate. Ranking number 1 shall be the highest ranking, ranking number 2 shall be the next-highest ranking, and so on.*

*(b) The offices of select board member, school committee member, moderator, elected member of the board of the housing authority, and assessor shall be elected by ranked choice voting, except for single-seat offices when the number of candidates printed on the ballot is less than or equal to 2 or multi-seat offices when the number of candidates printed on the ballot is less than or equal to the number of seats to be elected. Ranked choice voting elections shall be tabulated in rounds pursuant to this section.*

*(c) In any single-seat election, each round shall begin by counting the number of votes for each continuing candidate. Each ballot shall count as 1 vote for its highest-ranked continuing candidate. Concluded ballots shall not be counted for any continuing candidate. Each round shall proceed as follows:*

- (1) If there are 2 continuing candidates, the candidate with the most votes shall be elected, and tabulation shall be complete.*
- (2) Otherwise, the candidate with the fewest votes shall be defeated and a new round shall begin.*

(d) In any multi-seat election, the first seat shall be filled pursuant to the tabulation process established in subsection (c). The remaining seats shall be filled by repeated application of the tabulation process established in subsection (c); provided, however, that all votes marked for candidates who have already been elected shall be disregarded and votes shall be counted for the next highest-ranked continuing candidate.

(e) If 2 or more candidates are tied with the fewest votes such that tabulation cannot continue until the candidate with the fewest votes is defeated, then the tied candidate with the fewest votes in the prior round shall be defeated. If 2 or more such tied candidates were tied with the fewest votes in the prior round, the second tie shall be decided by referring similarly to the number of votes for each candidate in the second-prior round. This process shall be applied successively as many times as necessary. The town clerk shall establish a method of tiebreaking that will be used if 2 or more candidates are tied with the fewest votes in the first round of tabulation.

(f) The town clerk may make any changes, subject to approval by the select board, to the ranked choice voting ballot and tabulation process necessary to ensure the integrity and smooth functioning of the election, provided that ranked choice voting shall still be used and the fewest number of changes are made to achieve such purpose.

(g) The town clerk shall publish election results that show the tabulation by rounds.

SECTION 3. The following question shall be placed on the ballot to be used at a regular state or town election or at a special election called for the purpose of presenting the question to the voters: Shall an act entitled "An Act Authorizing Ranked Choice Voting in the Town of Arlington" be accepted?

(a) The town attorney shall prepare the summary of the proposed legislation, which shall appear on the ballot along with the question provided in this section.

(b) If a majority of votes cast in answer to the question is in the affirmative, the town shall be taken to have accepted the legislation, but not otherwise.

SECTION 4. This act shall take effect immediately upon approval of said question.

(\*3-1)  
Mrs. Mahon was absent<sup>3</sup>.  
Mr. Helmuth recused himself.

**COMMENT:** The Board heard from the article's proponent who noted that the proposed legislation was originally filed in 2023 pursuant to the 2021 Annual Town Meeting's passage of Article 24. It was explained to the Board that the previously filed legislation did not pass that

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<sup>3</sup> Mrs. Mahon was absent when this Article was first heard by the Board on March 10, 2025. Mr. Hurd was absent at the meeting held on March 17, 2025, but was present and voted for favorable action on this article at the Board's March 10, 2025 meeting.

legislative session and as a result, this warrant article would allow Town Meeting to again vote on the proposed legislation. Mr. DeCoursey discussed the potential implications of ranked choice voting with multi-seat races which gave him pause and supported his vote against this warrant article. Mr. DeCoursey explained that although he supports rank choice voting for single seat races, his concern stems from the reallocation of votes with rank choice voting in multi-seat races. Mr. Hurd and Mr. Diggins voted in support of favorable action for the proposed legislation.

**ARTICLE 20****ACCEPTANCE OF LEGISLATION / CLAUSE 221 OF  
M.G.L. CHAPETR 59, §5**

**VOTED:** That the Town of Arlington does hereby accept General Laws Chapter 59, Section 5, Clause 221, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F by the percentage increase in the US. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI) for the previous year as determined by the Commissioner of Revenue, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025.

(\*3-1)  
**Mr. Hurd was absent.**

**COMMENT:** The Board heard from Colonel Philip McGovern, the Town's Director of Veteran Services, about the purpose of the Article. Colonel McGovern explained that a recent state law, the "HERO" Act, permits the Town to accept certain legislation at a local level to increase the amount of tax exemption granted to veterans on their domiciles on an annual basis under certain other clauses of ch. 59 through a cost of living ('COLA') increase. Colonel McGovern emphasized the importance of this legislation and the benefit it would give to qualifying veterans in Arlington. The Board responded positively to Colonel McGovern's proposal and Ms. Mahon moved for favorable action that was seconded by Mr. Helmuth.

**ARTICLE 21****ACCEPTANCE OF LEGISLATION / CHAPTER 399 OF THE  
ACTS OF 2024**

**VOTED:** That the Town of Arlington does hereby accept General Laws Chapter 40, Section 71, enabling the Town to install, operate and maintain school bus violation detection monitoring systems on school buses to enforce violations pursuant to Sections 14 and 14C of the Massachusetts General Law Chapter 90. Any system put in place shall be limited to monitoring and detecting violations of motor vehicle operators who fail to stop for a school bus.

(\*4-0)  
**Mr. Hurd was absent.**

**COMMENT:** The Board heard from Mr. Paul Schlichtman, the School Committee's chair, regarding the purpose of the Article. Mr. Schlichtman explained that local acceptance of this provision would permit the Town to install a school bus monitoring violation system on buses ridden by the Town's students. Mr. Schlichtman further explained that the goal of the law is to increase safety by allowing the Town to record motor vehicles that fail to stop for a school bus. The Board voted favorably on this Article after a motion by Mr. Diggins that was seconded by Mr. Helmuth.

**ARTICLE 46                    ENDORSEMENT EXPENDITURES OF PARKING BENEFIT DISTRICT**

**VOTED:** That the Select Board approves the operating and capital expenditures proposed by the Town Manager and Parking Implementation Governance Committee, and recommends Town Meeting's endorsement of the votes of the Finance and Capital Planning Committee's respectively.

(\*4-0)  
Mr. Hurd was absent.

**COMMENT:** The Board heard from the Town Manager regarding this article, which is the first in a multi-step process whereby these expenditures are submitted for endorsement to the Finance Committee, Capital Planning Committee and ultimately, Town Meeting. Mr. Feeney explained that the prepared expenditures were budgeted conservatively and future expenditures will consist of ongoing operational costs. Mr. Feeney also informed the Board that 85% of the prior fiscal year's expenditures (FY24) have been retained as a result of sound planning and a balanced budget.



**Town of Arlington, Massachusetts**

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**NEW BUSINESS**



## Town of Arlington, Massachusetts

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### Next Scheduled Meeting of Select Board April 7, 2025

#### **Summary:**

When: Mar 24, 2025 07:15 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

[https://town-arlington-ma-us.zoom.us/webinar/register/WN\\_RTNg4f20QjymsazGumiKSg](https://town-arlington-ma-us.zoom.us/webinar/register/WN_RTNg4f20QjymsazGumiKSg)

After registering, you will receive a confirmation email containing information about joining the webinar.

\*Notice to the Public on meeting privacy\* In the interests of preventing abuse of videoconferencing technology (i.e. Zoom Bombing) all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will notice multi-step authentication protocols.

Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone dial-in information provided above.